

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

FREDY RAMIREZ

SERVE: 6307 ABILENE STREET
SPRINGFIELD, VA 22150

SERVE: 8822 OAK LN
FORT WASHINGTON MD 20744

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

8822 OAK LN
FORT WASHINGTON MD 20744

And

Unknown Owner of the property 8822 OAK LN described as follows: Property Tax ID 12-1269810 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34249**

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:

41,281.000 Sq. Ft. & Imps., Assmt \$177,500 Lib 34752 FI 295 and assessed to FREDY RAMIREZ, also known as 8822 OAK LN, FORT WASHINGTON MD 20744, Tax Account No. 12-1269810 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115951 (1-29,2-5,2-12)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 02/16/2015. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#6618B, 1984 TAYANA 3677"
USCG# 674048
HIN# TYA373990184
BOAT NAME: MANAWA
SPRING COVE MARINA
455 LORE RD
SOLOMONS

LOT#7199, 2004 CHEVROLET
TAHOE
VIN# 1GNEK13Z44J193115
PACE CAR
2212 RUSSELL ST
BALTIMORE

LOT#7407B, 1968 COLUMBIA 22'
MD#7215L
TOWN CREEK POINT MARINA
LLC
23703 BILL DIXON RD
CALIFORNIA

LOT#7507B, 1987 LARSON 21'
HIN# LAR12457F787
MD#9343CF
SPRING COVE MARINA
455 LORE RD
SOLOMONS

LOT#7508B, 1988 BENETEAU
28'2"
HIN# BEY1B100D888
USCG# 934801
NAME ON BOAT:
DOLCE FAR NIENTE
SPRING COVE MARINA
455 LORE RD
SOLOMONS

LOT#7509B, 1989 HUNTER 35'5"
HIN# HUN35408E989
USCG# 957845
NAME ON BOAT:
SECOND WIND
SPRING COVE MARINA
455 LORE RD
SOLOMONS

LOT#7512, 2001 PONTIAC TRANS
AM
VIN# 2G2FV22G412144446
LOTHIAN SERVICE CENTER
5891 SOUTHERN MARYLAND
BLVD
LOTHIAN

LOT#7513B, 2003 CHEVROLET
IMPALA
VIN# 2G1WH55K039216248
LOTHIAN SERVICE CENTER
5891 SOUTHERN MARYLAND
BLVD
LOTHIAN

LOT#7520, 2000 HONDA
ODYSSEY
VIN# 2HKRL186XYH570700
VINCE'S MOTORS, INC
4411 EAST MONUMENT ST
BALTIMORE

LOT#7522, 2005 BUICK RAINER
VIN# 5GADT13S852172611
STAR VALLEY, INC T/A:
AAMCO TRANSMISSIONS
7596 ANNAPOLIS RD
LANHAM

LOT#7523, 2002 HONDA CBR600
VIN# JH2PC350X2M302642
GRD CYCLE
4420 CRAIN HWY
WHITE PLAINS

LOT#7524, 2001 YAMAHA R6
VIN# JYARJ04E91A011631
GRD CYCLE
4420 CRAIN HWY
WHITE PLAINS

LOT#7342, 2002 BMW 325
VIN# WBAET37472NG77494
K TOP PERFORMANCE
1201 E. 25TH STREET
BALTIMORE

**TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid**

**Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079**

115962 (1-29,2-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON WILSON

Notice is given that Marc H. Wilson, whose address is 9605 Juniper Drive, Mitchellville, MD 20721 was on December 29, 2014 appointed personal representative of the estate of Sharon Wilson, who died on November 20, 2014 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 29th day of June, 2015.

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

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

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

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

MARC H WILSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 98478
115840 (1-22,1-29,2-5)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

THE ESTATE OF MARY A. IACOVELLA

SERVE ON: PERSONAL REPRESENTATIVE
4905 NANTUCKET RD
COLLEGE PARK MD 20740

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4905 NANTUCKET RD
COLLEGE PARK MD 20740

And

Unknown Owner of the property 4905 NANTUCKET RD described as follows: Property Tax ID 01-0030122 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34251**

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:

5,500.0000 Sq. Ft. & Imps. Holly-wood-addn Lot 21 Blk J, Assmt \$169,700 Lib 01907 FI 175 and assessed to PASQUALE IACOVELLA and MARY A. IACOVELLA, also known as 4905 NANTUCKET RD, COLLEGE PARK MD 20740, Tax Account No. 01-0030122 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116009 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

JOSE A. VILLATORO
A/K/A ARNULFO J. VILLATORO

SERVE: 1723 MERRIMAC DR
HYATTSVILLE MD 20783

AND

CHASE HOME FINANCE, LLC
A DIVISION OF J.P. MORGAN
CHASE BANK, NA
F/K/A MARGARETTEN & COMPANY, INC.

SERVE ON: THE CORPORATION
TRUST, INC., RESIDENT AGENT
OF J.P. MORGAN CHASE BANK,
NA
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

GEORGE A. RESTA, TRUSTEE

SERVE: ONE RONSON ROAD
ISELIN, NJ 08830

AND

ALLAN B. BERNSTEIN, TRUSTEE

SERVE: ONE RONSON ROAD
ISELIN, NJ 08830

AND

CAPITAL ONE, NATIONAL ASSO-
CIATION

Safia S. Kadir
Heise Jorgensen & Stefanelli P.A.
18310 Montgomery Village Avenue
Suite 400
Gaithersburg, MD 20879
301-977-8400

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT V. KUHN

Notice is given that Richard F. Stefanelli whose address is 8505 Seacrest Drive, Vero Beach, FL 32963 was on January 8, 2015 appointed personal representative of the estate of Robert V. Kuhn who died on December 15, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of July, 2015.

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

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

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

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

RICHARD F. STEFANELLI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 98641
115845 (1-22,1-29,2-5)

**NOTICE OF PENDING
LAWSUIT**

BANK OF AMERICA, N.A. Plaintiff

vs.
MORRIS JACKSON, et al., Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 14-11249**

MORRIS JACKSON:

Please be advised that a lawsuit against you has been filed by Bank of America, N.A. in the Circuit Court for Prince George's County, Maryland. The lawsuit seeks to establish your ownership of the real property located at 4713 Sharon Road, Temple Hills, Maryland 20748 and the validity of Bank of America, N.A.'s deed of trust against that property. The Court has authorized Bank of America, N.A. to serve process to you by the mailing, posting, and publishing of this process.

Your response to Bank of America, N.A.'s Complaint must be filed with the Circuit Court for Prince George's County, Maryland no later than **thirty-nine (39)** days after the date of this Notice. You may obtain a copy of the Complaint from the records of the Circuit Court for Prince George's County, Maryland, or by contacting counsel for Bank of America, N.A. at: D. Jack Blum, Esq., Paley Rothman, 4800 Hampden Lane, Seventh Floor, Bethesda, Maryland 20814, 301-968-3415. Your failure to file a response in the time set forth above may result in a judgment by default being entered against you and the granting of the relief sought by Bank of America, N.A.

SYDNEY J. HARRISON
The Honorable Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County

True Copy—Test:
Sydney J. Harrison Clerk
115846 (1-22,1-29,2-5)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
WALLACE JAMES THORNE, JR.
Estate No.: 98409**

**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by DIANNE THORNE for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **February 25, 2015 at 9:30 AM.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD. 20773
115958 (1-29,2-5)

LEGALS

F/K/A CHEVY CHASE BANK, FSB

SERVE ON: CSC LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

DAVID G. SWEIDERK, TRUSTEE

SERVE: 7936 JONES BRANCH DRIVE
MCLEAN, VA 22102

AND

ROBERT BYSTROWSKI, TRUSTEE

SERVE: 7936 JONES BRANCH DRIVE
MCLEAN, VA 22102

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1723 MERRIMAC DR
HYATTSVILLE MD 20783

And

Unknown Owner of the property 1723 MERRIMAC DR described as follows: Property Tax ID 17-1839026 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34252**

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:

7,350.0000 Sq. Ft. & Imps Langley Park Lot 45 Blk M, Assmt \$164,200 Lib 07215 FI 714 and assessed to JOSE A. VILLATORO, also known as 1723 MERRIMAC DR, HYATTSVILLE MD 20783, Tax Account No. 17-1839026 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116010 (2-5,2-12,2-19)

AND

MILTON FRANKLIN, JR., TRUSTEE

SERVE: 1432 U STREET NW
WASHINGTON, DC 20009

AND

EDWARD E. FURASH, TRUSTEE

SERVE: 1432 U STREET NW
WASHINGTON, DC 20009

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

15381 MCKENDREE RD
BRANDYWINE MD 20613

And

Unknown Owner of the property 15381 MCKENDREE RD described as follows: Property Tax ID 11-1177633 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34253**

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:

2,0000 Acres & Imps. Map 154 Grid C3 Par 038, Assmt \$90,400 Lib 25223 FI 718 and assessed to JOHNSON KUNLIPE, also known as 15381 MCKENDREE RD, BRANDYWINE MD 20613, Tax Account No. 11-1177633 on the Tax Roll of the Director of Finance.

The

LEGALS

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

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

**2513 DRESSAGE COURT
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Annie Davies, dated July 30, 2012, and recorded in Liber 33879 at folio 005 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:01 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37972)

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

115886 (1-29,2-5,2-12)

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**

**7800 HANOVER PKWY., UNIT #265 A/R/T/A UNIT #303
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust dated February 11, 2005 and recorded in Liber 21690, Folio 90 among the Land Records of Prince George's Co., MD, with an original principal balance of \$60,000.00 and an original interest rate of 8.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 10, 2015 AT 11:00 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as follows: ALL THAT PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE TWENTY-FIRST ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, DESCRIBED AS: UNIT 265, IN A HORIZONTAL PROPERTY REGIME KNOWN AS "GREENBRIAR CONDOMINIUM PHASE II", AS ESTABLISHED BY CONDOMINIUM DECLARATION DATED JULY 15, 1975 AND RECORDED ON DECEMBER 12, 1975 IN LIBER 4564, FOLIO 790 AND AS SHOWN ON PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "GREENBRIAR CONDOMINIUM PHASE II", RECORDED IN PLAT BOOK CEC 93 AT PLAT 20-27 INCLUSIVE AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND TOGETHER WITH THE FACILITIES AND OTHER APPURTENANCES TO SAID UNITS, WHICH UNIT AND APPURTENANCES HAVE BEEN OR SPECIFICALLY DEFINED AND THE DECLARATION OF FORESAID AND INCLUDING THE FEE IN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPURTENANT TO SAID UNITS AS SUCH INTEREST IS SET OUT AND DEFINED IN THE SAID DECLARATION.

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 \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115684 (1-22,1-29,2-5)

LEGALS

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

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

**224 MANNING ROAD EAST
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Richard E Dephillip, dated March 27, 2008, and recorded in Liber 29529 at folio 301 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:02 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-25587)

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

115887 (1-29,2-5,2-12)

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**

**4110 LEISURE DRIVE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from E. D. Middleton, Jr., dated November 6, 1998 and recorded in Liber 12633, Folio 440 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$141,350.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 10, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$11,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115722 (1-22,1-29,2-5)

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.**

**4823 67TH AVENUE
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Robert M Griffin, dated April 21, 2009, and recorded in Liber 30687 at folio 397 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:04 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 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 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23035)

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

115889 (1-29,2-5,2-12)

LEGALS

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

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

**2023 WOODREEVE ROAD
HYATTSVILLE, MARYLAND 20782**

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

**FEBRUARY 17, 2015
AT 9:05 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36371)

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

115890 (1-29,2-5,2-12)

**THE
PRINCE
GEORGE'S POST
NEWSPAPER
CALL
301-627-0900**

LEGALS

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

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

**11000 BROOKLAND ROAD
GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from Cindy Torres and Everst Torres, dated May 25, 2007, and recorded in Liber 28970 at folio 682 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:09 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2013-44086)

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

115731 (1-22,1-29,2-5)

LEGALS

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

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

**5414 RIVERDALE ROAD
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from Dorqui Reynoso, dated January 29, 2007, and recorded in Liber 27203 at folio 551 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:04 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-10058)

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

115973 (2-5,2-12,2-19)

LEGALS

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

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

**12112 WHITE HALL DRIVE
BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from David A Calhoun, dated December 28, 2006, and recorded in Liber 27038 at folio 168 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:07 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 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 6% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43788)

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

115975 (2-5,2-12,2-19)

LEGALS

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

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

**9309 ROLLING VIEW DRIVE
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Mary Stella Chemo-Attey, dated April 28, 2006, and recorded in Liber 25101 at folio 123 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:14 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42046)

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

115734 (1-22,1-29,2-5)

LEGALS

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

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

**12020 DEKA ROAD
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Clifton C. Lucas, dated August 9, 2007, and recorded in Liber 28382 at folio 127 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:06 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601958)

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

115891 (1-29,2-5,2-12)

LEGALS

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

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

**505 BIDDLE ROAD
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Katadra Sullivan and Chris Henderson, dated June 7, 2005, and recorded in Liber 24037 at folio 304 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:12 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.99% 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 # 2013-42927)

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

115733 (1-22,1-29,2-5)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7022 TAYLOR TERRACE
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Jose E. Olivares and Irma C. Alvarenga, dated November 14, 2006 and recorded in Liber 26518, Folio 322 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$329,900.00, and an original interest rate of 3.500%, 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 **FEBRUARY 24, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115964 (2-5,2-12,2-19)

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

**6410 JOE KLUTSCH DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated February 25, 2011 and recorded in Liber 32492, Folio 496 among the Land Records of Prince George's Co., MD, with an original principal balance of \$200,720.00 and an original interest rate of 5.5000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 10:58 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116052 (2-5,2-12,2-19)

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

**7508 OLD MUIRKIRK ROAD
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Samuel L. Crump, dated December 2, 2009 and recorded in Liber 31643, Folio 506 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$148,291.54, and an original interest rate of 5.560%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 10, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115718 (1-22,1-29,2-5)

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

**5101 ADDISON RD.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated September 14, 2007 and recorded in Liber 28691, Folio 210 among the Land Records of Prince George's Co., MD, with an original principal balance of \$251,750.00 and an original interest rate of 2.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 10:59 AM

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

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

Terms of Sale: A deposit of \$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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116053 (2-5,2-12,2-19)

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

**9504 SHOAL COURT
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust from Ettrina C. Vanzego, dated April 11, 2008 and recorded in Liber 29626, Folio 633 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$401,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115850 (1-29,2-5,2-12)

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

**9712 SHEET CT.
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust dated August 21, 2007 and recorded in Liber 28641, Folio 357 among the Land Records of Prince George's Co., MD, with an original principal balance of \$378,500.00 and an original interest rate of 2.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:00 AM

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

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

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116054 (2-5,2-12,2-19)

LEGALS

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

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

**2404 IVERSON STREET
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Theresa L. Faust, dated April 26, 2007, and recorded in Liber 27878 at folio 093 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 10, 2015

AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 6% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-600545)

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

115729

(1-22,1-29,2-5)

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**

**4072 HANSON OAKS DRIVE
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Amicar G. Mendez, dated February 13, 2007 and recorded in Liber 27512, Folio 264 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$219,000.00, and an original interest rate of 2.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 10, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

115715

(1-22,1-29,2-5)

LEGALS

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

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

**11109 JOYCETON DRIVE
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Joycelin Bennett-Shikmut aka Jocelin aka Bennett-Shikmut and Joseph Shikmut, dated September 13, 2004, and recorded in Liber 20504 at folio 715 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 17, 2015

AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 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 6.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605341)

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

115892

(1-29,2-5,2-12)

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**

**6205 WOOD POINTE DRIVE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Joel A. Maldonado, and Elsa Serrano-Maldonado, dated October 12, 2005 and recorded in Liber 23926, Folio 092 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,000.00, and an original interest rate of 5.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 10, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115716

(1-22,1-29,2-5)

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.**

**12813 PINE TREE LANE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Matthew S. McKinney, dated June 29, 1998, and recorded in Liber 12606 at folio 369 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 10, 2015

AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-26338)

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

115847

(1-22,1-29,2-5)

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

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

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

**5534 KAREN ELAINE DRIVE, UNIT 1738
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Michael L. Bruce and Joyce Bruce, dated May 19, 1983 and recorded in Liber 5811, Folio 388 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$32,800.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 17, 2015 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

115851

(1-29,2-5,2-12)

LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC
vs.
Plaintiff

JERMAINE HAWKINS; U.S. BANK, N.A., TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST; BEECHWOOD SQUARE CONDOMINIUM COUNCIL OF CO-OWNERS; JEFFREY B. FISHER, SUB TRUSTEE; DOREEN A. STROTHMAN, SUB. TRUSTEE; VIRGINIA S. INZER, ESQUIRE SUB. TRUSTEE; WILLIAM K. SMART, SUB. TR.; CARLETTA M. GRIER, SUB. TRUSTEE; MERSCORP HOLDINGS INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6555 BEECHWOOD DR, TEMPLE HILLS MD 20748 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 9, ACCOUNT NUMBER 0946665

Defendants

**In the Circuit Court for Prince George's County, Maryland
CAE 14-32298**

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

6555 Beechwood Dr, Temple Hills MD 20748, Lot Size 3,421 SF, being known as District 9, Account Number 0946665.

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

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 17th day of March, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115794 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

PEGGY E GOODLOE

SERVE: 2603 SHADYSIDE AVE
SUITLAND MD 20746

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

2603 SHADYSIDE AVE
SUITLAND MD 20746

And

Unknown Owner of the property 2603 SHADYSIDE AVE described as follows: Property Tax ID 06-0494542 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34200**

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:

6th Election District 8,442 Sq. Ft. & Imps. Bradbury Park Lot 11 Blk H, Assmt \$169,600 Lib 00000 F1 000 and assessed to PEGGY E GOODLOE and, also known as 2603 SHADYSIDE AVE, SUITLAND MD 20746, Tax Account No. 06-0494542 on the Tax Roll of the Director of Finance.

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 12th day of January, 2015, 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 6th day of February, 2015, warning all persons interested in the property to appear in this Court by the 17th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115802 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

MONICA T RAY

SERVE: 2300 ROSECROFT CT
OXON HILL MD 20745

AND

WELLS FARGO BANK, NA

SERVE: CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

JOHN S. BURSON, TRUSTEE

SERVE: 1816 N. VAN BUREN ST
ARLINGTON, VA
22205

AND

EBRAHIM AZIMI, PRIOR OWNER

AND

STACY M. AZIMI, PRIOR OWNER

AND

GMAC MORTGAGE CORPORATION
FKA GMAC MORTGAGE CORPORATION OF PA

SERVE: CSC-LAWYERS INCORPORATING, INC., RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

CHARLES ELLINGER, TRUSTEE

AND

SANDRA FORSTER, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

2300 ROSECROFT CT
OXON HILL MD 20745

And

Unknown Owner of the property 2300 ROSECROFT CT described as follows: Property Tax ID 12-1331644 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34203**

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:

12th Election District, 2,250. Sq. Ft. & Imps Rosecroft Village Lot 9 Blk A, Assmt \$164,200 Lib 10692 F1 343 and assessed to MONICA T RAY and, also known as 2300 ROSECROFT CT, OXON HILL MD 20745, Tax Account No. 12-1331644 on the Tax Roll of the Director of Finance.

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 12th day of January, 2015, 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 6th day of February, 2015, warning all persons interested in the prop-

LEGALS

erty to appear in this Court by the 17th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115804 (1-22,1-29,2-5)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

NATASHA UWIMANZI

SERVE: 5101 CROSSFIELDS COURT
ROCKVILLE, MD 20850

SERVE: 4505 ROMLON ST UNIT 4
BELTSVILLE MD 20705

AND

DELPHINE UWASE

SERVE: 5101 CROSSFIELDS COURT
ROCKVILLE, MD 20850

SERVE: 4505 ROMLON ST UNIT 4
BELTSVILLE MD 20705

AND

MONTPELIER VILLAGE CONDOMINIUM COUNCIL OF UNIT OWNERS, INC.

SERVE ON: CRAIG B. ZALLER, RESIDENT AGENT
7226 LEE DEFOREST DRIVE,
SUITE 102
COLUMBIA, MD 21046

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4505 ROMLON ST UNIT 4
BELTSVILLE MD 20705

And

Unknown Owner of the property 4505 ROMLON ST UNIT 4 described as follows: Property Tax ID 01-0081125 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34203**

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:

1,731,000 Sq. Ft. & Imps. Montpelier Village, Assmt \$100,000 Lib 32774 F1 459 and assessed to NATASHA UWIMANZI and DELPHINE UWASE, also known as 4505 ROMLON ST UNIT 4, BELTSVILLE MD 20705, Tax Account No. 01-0081125 on the Tax Roll of the Director of Finance.

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 12th day of January, 2015, 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 6th day of February, 2015, warning all persons interested in the property to appear in this Court by the 17th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115805 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

DARYL HAILE

SERVE: 2431 SHADYSIDE AVE
SUITLAND MD 20746

AND

CHIQUINA HAILE

SERVE: 2431 SHADYSIDE AVE
SUITLAND MD 20746

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

2431 SHADYSIDE AVE
SUITLAND MD 20746

And

Unknown Owner of the property 2431 SHADYSIDE AVE described as follows: Property Tax ID 06-0478065 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34201**

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:

6th Election District Imps 7,108. Sq. Ft. & Imps Bradbury Park Lot 6 Blk K, Assmt \$131,100 Lib 31968 F1 413 and assessed to DARYL HAILE and CHIQUINA HAILE, also known as 2431 SHADYSIDE AVE, SUITLAND MD 20746, Tax Account No. 06-0478065 on the Tax Roll of the Director of Finance.

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 12th day of January, 2015, 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 6th day of February, 2015, warning all persons interested in the property to appear in this Court by the 17th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115803 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.
Alfred J. Szczerwiski
Personal Representative for the Estate of Mario A. Galarza
4530 34th Street
Mount Rainier, MD 20712

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-20288**

Notice is hereby given this 12th day of January, 2015 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 12th day of February, 2015, 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 12th day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$108,500.00. The property sold herein is known as 4530 34th Street, Mount Rainier, MD 20712.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115771 (1-22,1-29,2-5)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, FEBRUARY 10, 2015
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, February 10, 2015, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-1-2015 - AN ORDINANCE CONCERNING LAND ACQUISITION FOR MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of authorizing, in accordance with State law, the Maryland-National Capital Park and Planning Commission to acquire two parcels of real property consisting of approximately 5.6 acres, known as 7721 Polk Street, Lanham, Maryland, from 7721 Polk Street LLC, for transportation purposes.

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

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

ATTEST:
Redis C. Floyd
Clerk of the Council

115848 (1-29,2-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JORGEN L LARSEN

Notice is given that Erik Larsen whose address is 2730 Icehouse Court, Dunkirk, MD 20754 was on December 30, 2014 appointed personal representative of the estate of Jorgen L Larsen who died on December 25, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of June, 2015.

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.

ERIK LARSEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 98594
115844 (1-22,1-29,2-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES MITCHELL

Notice is given that Carmalitta Mitchell, whose address is 6937 Forest Terrace, Landover, MD 20785 was on December 30, 2014 appointed personal representative of the estate of Delores Mitchell, who died on May 29, 2014 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of June, 2015.

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.

CARMALITTA MITCHELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 98592
115841 (1-22,1-29,2-5)

**The Prince
George's Post**
301.627.0900

NOTICE

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

GUSTAVO A. COLINDRES
MARIA C. COLINDRES
5507 Carters Lane
Riverdale, MD 20737

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-32027

Notice is hereby given this 23rd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5507 Carters Lane, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$17,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116008 (2-5,2-12,2-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JOAN E. CRAWFORD
8907 Hillside Court
Landover, MD 20785

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-15429

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8907 Hillside Court, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$150,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115750 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DON D. MASSEY
KARYN M. MASSEY
14107 Kendalwood Drive irta Road
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-24876

Notice is hereby given this 20th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14107 Kendalwood Drive irta Road, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$540,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115902 (1-29,2-5,2-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LINDA Y. UNDERWOOD
3301 Huntley Square, Unit #B1
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-27841

Notice is hereby given this 20th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3301 Huntley Square, Unit #B1, 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 20th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$28,050.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115903 (1-29,2-5,2-12)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DIONNE FARRELL AKA
DIONNE FENNELL
1006 Jansen Avenue
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-25842

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1006 Jansen Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$85,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115904 (1-29,2-5,2-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DOROTHY I. EZEKWE
6011 Emerson Street, Unit # 511
Bladensburg, MD 20710

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-22098

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6011 Emerson Street, Unit # 511, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$63,357.28.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115905 (1-29,2-5,2-12)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DAVID O. WARREN, SR.
4311 Maple Road
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-08148

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4311 Maple Road, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

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

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115906 (1-29,2-5,2-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

BELINDA M. WALKER AKA BE-LINDA WALKER
LYDIA THOMPSON
5104 Oakland Way
Camp Springs, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-37726

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5104 Oakland Way, Camp Springs, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$349,606.70.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115908 (1-29,2-5,2-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

AKINTUNDE A. OLA
15420 Norwalk Court
Bowie, MD 20716

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-36564

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15420 Norwalk Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$130,900.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115909 (1-29,2-5,2-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CAULTON D. ALLEN
6220 Joe Klutsch Drive
IRTA 6220 Joe Klutch Drive
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-35620

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6220 Joe Klutsch Drive, IRTA 6220 Joe Klutch Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$212,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115910 (1-29,2-5,2-12)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MICHELE CARTER
612 Quade Street
Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-33628

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 612 Quade Street, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$167,500.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115911 (1-29,2-5,2-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

PERRY MATTHEW BOLAND
MARGARET E. MCNIECE-
BOLAND IRTA MARGARET E.
NIECE-BOLAND
10301 Old Fort Place
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-24955

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10301 Old Fort Place, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$220,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115912 (1-29,2-5,2-12)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Karen M. Richardson
15905 Pincroft Lane
Bowie, MD 20716

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-22253

Notice is hereby given this 20th day of January, 2015 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 20th day of February, 2015, 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 20th day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$287,011.84. The property sold herein is known as 15905 Pincroft Lane, Bowie, MD 20716.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115901 (1-29,2-5,2-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MARTIN RAMIREZ AKA MARTIN ENEDINO RMIREZ AKA MARTIN E. RAMIREZ-SALAZAR
MARIA RAMIREZ AKA MARIE LUCERO RAMIREZ
3931 Madison Street
Hyattsville, MD 20781

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-02208

Notice is hereby given this 22nd day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3931 Madison Street, Hyattsville, MD 20781, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$91,500.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115907 (1-29,2-5,2-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Jessica Little
128 Perth Amboy Court
Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-31007

Notice is hereby given this 23rd day of January, 2015 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 23rd day of February, 2015, 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 23rd day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$211,500.00. The property sold herein is known as 128 Perth Amboy Court, Upper Marlboro, MD 20774.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116000 (2-5,2-12,2-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Willie R. Harrison, Sr.
Mary R. Harrison
706 Carlogh Street
Hyattsville, MD 20785

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-24423

Notice is hereby given this 23rd day of January, 2015 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 23rd day of February, 2015, 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 23rd day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$341,869.82. The property sold herein is known as 706 Carlogh Street, Hyattsville, MD 20785.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115998 (2-5,2-12,2-19)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Dion L. Oglesby, Personal Representative for the Estate of Alice O. Wilkins
10122 S. Campus Way, Unit 302-1A
Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-29419

Notice is hereby given this 23rd day of January, 2015 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 23rd day of February, 2015, 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 23rd day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$181,525.47. The property sold herein is known as 10122 S. Campus Way, Unit 302-1A, Upper Marlboro, MD 20774.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115999 (2-5,2-12,2-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Blannie L. Bostic, Jr., Personal Representative for the Estate of Blannie L. Bostic, Sr.
Blannie L. Bostic, Jr., Personal Representative for the Estate of Alice D. Bostic
11900 Chesterton Drive
Upper Marlboro, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-23420

Notice is hereby given this 23rd day of January, 2015 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 23rd day of February, 2015, 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 23rd day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$245,000.00. The property sold herein is known as 11900 Chesterton Drive, Upper Marlboro, MD 20774.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116001 (2-5,2-12,2-19)

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

**1961 S. ADDISON RD., UNIT # 1961
A/R/T/A 1961 ADDISON RD. SOUTH, UNIT #1961
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006 and recorded in Liber 25759, Folio 10 among the Land Records of Prince George's Co., MD, with an original principal balance of \$140,000.00 and an original interest rate of 8.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 18, 2015 AT 11:19 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered one thousand nine hundred sixty-one (1961) in Group V in "The Old Town Village 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115871 (1-29-2-5,2-12)

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

**1931 S. ADDISON RD., UNIT # 1931
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated April 30, 2008 and recorded in Liber 29639, Folio 173 among the Land Records of Prince George's Co., MD, with an original principal balance of \$180,664.00 and an original interest rate of 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 18, 2015 AT 11:22 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered One Thousand Nine Hundred Thirty-One (1931), Group IV in the Olde Towne Village Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115874 (1-29-2-5,2-12)

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

**1836 METZEROTT RD., UNIT # 1720
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated March 19, 1998 and recorded in Liber 12057, Folio 572 among the Land Records of Prince George's Co., MD, with an original principal balance of \$47,700.00 and an original interest rate of 7.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 18, 2015 AT 11:21 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 1720 in a condominium styled Presidential Towers 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115873 (1-29-2-5,2-12)

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

**6705 LARCHES CT.
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated November 15, 2004 and recorded in Liber 20764, Folio 6 among the Land Records of Prince George's Co., MD, with an original principal balance of \$139,000.00 and an original interest rate of 6.12500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 10, 2015 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115695 (1-22,1-29,2-5)

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 VEGA CT.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 28297, Folio 747 among the Land Records of Prince George's Co., MD, with an original principal balance of \$383,920.00 and an original interest rate of 3.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 18, 2015 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115875 (1-29-2-5,2-12)

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

**2804 QUAY AVE.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated May 2, 2007 and recorded in Liber 27810, Folio 544 among the Land Records of Prince George's Co., MD, with an original principal balance of \$254,000.00 and an original interest rate of 2.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:01 AM

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

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

Terms of Sale: A deposit of \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116055 (2-5,2-12,2-19)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

NOAH A. SMITH

SERVE: 11605 MARY CATHERINE DR
CLINTON MD 20735

AND

FCC FINANCE LLC
F/K/A FIRST CONSUMER CREDIT, INC.

SERVE ON: CSC LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

11605 MARY CATHERINE DR
CLINTON MD 20735

And

Unknown Owner of the property 11605 MARY CATHERINE DR described as follows: Property Tax ID 05-0342881 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34254**

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:

18,130,000 Sq. Ft. & Imps Mary-catherine Est Lot 1 Blk K, Assmt \$205,900 Lib 18369 Fl 019 and assessed to NOAH A SMITH, also known as 11605 MARY CATHERINE DR, CLINTON MD 20735, Tax Account No. 05-0342881 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116012 (2-5-2-12,2-19)

NOTICE

CALVIN CLAXTON

vs. Plaintiff

KAREN CLAXTON

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAD 13-31754**

NOTICE IS HEREBY given this 27th day of January, 2015, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 10903 Glenshire Drive, Glenn Dale, MD 20769, made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 27th day of February, 2015.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County once in each of three (3) successive weeks before the 27th day of February, 2015.

THE REPORT STATES the amount of the sale to be Four Hundred Sixty-Five Thousand Dollars (\$465,000.00).

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

True Copy—Test:
Sydney J. Harrison, Clerk
116086 (2-5-2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

CYNTHIA GAIL STRAWBRIDGE

SERVE: 12111 WESTLOCK PLACE
LAUREL, MD 20708

SERVE: 6322 KINSEY TER
LANHAM MD 20706

AND

UTILITY FUNDING, LLC

SERVE ON: SCOTT PRICE, RESIDENT AGENT
5816 MOSS ROCK DRIVE
NORTH BETHESDA, MD 20852

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6322 KINSEY TER
LANHAM MD 20706

And

Unknown Owner of the property 6322 KINSEY TER described as follows: Property Tax ID 14-1576354 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34255**

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:

Plat 14 10,500,000 Sq. Ft. & Imps. Glenn Estates Lot 10 Blk F, Assmt \$331,000 Lib 17560 Fl 233 and assessed to EDWARD C TINSLEY and CYNTHIA GAIL STRAWBRIDGE, also known as 6322 KINSEY TER, LANHAM MD 20706, Tax Account No. 14-1576354 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116013 (2-5-2-12,2-19)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees

vs.

JANET Y. ALEXANDER
7238 Mandan Road
Greenbelt, MD 20770-2709

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-27763**

Notice is hereby given this 28th day of January, 2015, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7238 Mandan Road, Greenbelt, MD 20770-2709, 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 2nd day of March, 2015, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of March, 2015, next.

The Report of Sale states the amount of the sale to be One Hundred Eighteen Thousand Five Hundred Dollars (\$118,500.00).

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

True Copy—Test:
Sydney J. Harrison, Clerk
116088 (2-5-2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

T C CONCEPTS INTERNATIONAL, LLC

SERVE: 1721 W. VIRGINIA AVE,
NE, UNIT 4
WASHINGTON, DC 20002

SERVE: 7608 LANHAM LN
FORT WASHINGTON MD 20744

AND

GLORIA GARCIA, PRIOR OWNER ON AN UNRELEASED DEED OF TRUST AKA GLORIA D. GARCIA

AND

WILLIAM TAYLOR, TRUSTEE ON AN UNRELEASED DEED OF TRUST FOR A PRIOR OWNER

AND

JOHN MALACHAI, LENDER ON AN UNRELEASED DEED OF TRUST FOR A PRIOR OWNER

AND

CLEDIS EARL FRANKS, PRIOR OWNER ON AN UNRELEASED DEED OF TRUST

AND

ANNA RUTH FRANKS, PRIOR OWNER OF AN UNRELEASED DEED OF TRUST

AND

ALLAN LANG, TRUSTEE ON AN UNRELEASED DEED OF TRUST FROM A PRIOR OWNER

AND

MARVIN R. LANG, TRUSTEE ON AN UNRELEASED DEED OF TRUST FROM A PRIOR OWNER

AND

RALPH OFFUTT, TRUSTEE ON AN UNRELEASED DEED OF TRUST FROM A PRIOR OWNER

AND

PNC REVERSE MORTGAGE, LLC F/K/A PNC MORTGAGE, LLC F/K/A STANDARD FEDERAL SAVINGS AND LOAN ASSOCIATION, LENDER ON AN UNRELEASED DEED OF TRUST FROM A PRIOR OWNER

SERVE ON: CSC LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

HOUSEHOLD FINANCE CORPORATION III

SERVE ON: THE CORPORATION TRUST, INCORPORATED, RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

BANK OF NEW YORK MELLON F/K/A MELLON BANK (MD)

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

JOHN T. STACEK, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7608 LANHAM LN
FORT WASHINGTON MD 20744

And

Unknown Owner of the property 7608 LANHAM LN described as follows: Property Tax ID 09-0987420 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34256**

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:

9th Election District, Allentown, 37,065 Sq. Ft. & Imps. Map 106 Grid D3 Par 232, Assmt \$321,100 Lib 34532 Fl 447 and assessed to T C

CONCEPTS INTERNATIONAL, LLC and, also known as 7608 LANHAM LN, FORT WASHINGTON MD 20744, Tax Account No. 09-0987420 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116014 (2-5-2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

RICKY L BARROW

SERVE: 15044 LAUREL OAKS LANE #16
LAUREL MD 20707

AND

ANNE K. BARROW

SERVE: 15044 LAURELOAKS LN #16
LAUREL MD 20707

AND

LAUREL OAKS CONDOMINIUM ASSOCIATION, INC.

SERVE: DAVID H. BADER, RESIDENT AGENT
D. H. BADER MANAGEMENT SERVICES, INC.
14435 CHERRY LANE COURT,
SUITE 210
LAUREL, MD 20707

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

15044 LAUREL OAKS LN #16
LAUREL MD 20707

And

Unknown Owner of the property 15044 LAUREL OAKS LN #16 described as follows: Property Tax ID 10-0992651 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34257**

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:

10th Election District, 4.211. Sq. Ft. & Imps Laurel Oaks Condo, Assmt \$200,000 Lib 05310 Fl 638 and assessed to RICKY L BARROW, also known as 15044 LAURELOAKS LN #16, LAUREL MD 20707, Tax Account No. 10-0992651 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116015 (2-5-2-12,2-19)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

RICHARD SERMON

SERVE: 5203 LEVERETT STREET
OXON HILL MD 20745

AND

FEDERAL NATIONAL MORTGAGE ASSOCIATION
A/K/A FANNIE MAE

SERVE ON: TIMOTHY J. MAY-OPOULOS, PRESIDENT AND CEO
3900 WISCONSIN AVENUE NW
WASHINGTON, DC 20016

AND

TIM POOLE, TRUSTEE

SERVE: 13551 TRITON PARK BLVD, SUITE 1800
LOUISVILLE, KY 40223

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5203 LEVERETT ST
OXON HILL MD 20745

And

Unknown Owner of the property 5203 LEVERETT ST described as follows: Property Tax ID 12-1369909 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34258**

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:

12th Election District, 2,001. Sq. Ft & Imps. Glassmanor Lot 9 Blk M, Assmt \$32,900 Lib 16661 Fl 678 and assessed to RICHARD SERMON and, also known as 5203 LEVERETT ST, OXON HILL MD 20745, Tax Account No. 12-1369909 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116016 (2-5-2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

CLIFTON V. THACKER

SERVE: 516 BARCROFT AVENUE
COLONIAL BEACH, VA 22443

SERVE: 13512 LIVINGSTON RD
CLINTON MD 20735

AND

BANK OF AMERICA, NA

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

PATRICK T BARNES

Defendants

SERVE: 9103 HARDESTY DRIVE
CLINTON MD 20735

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9103 HARDESTY DR
CLINTON MD 20735

And

Unknown Owner of the property 9103 HARDESTY DR described as follows: Property Tax ID 09-0852061 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34272**

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:

9th Election District 26,237. Sq. Ft. & Imps Clinton Dale Estat Lot 1 Bk 2, Assmt \$198,800 Lib 11449 F1 001 and assessed to PATRICK T BARNES and, also known as 9103 HARDESTY DR, CLINTON MD 20735, Tax Account No. 09-0852061 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116030 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THE ESTATE OF DAVID D JOHNSON, SR

SERVE ON: DAVID DERWIN JOHNSON, JR., PERSONAL REPRESENTATIVE
12945 FLETCHERTOWN RD
BOWIE MD 20720

AND

EVELYN E. JOHNSON

SERVE: 12943 FLETCHERTOWN RD
BOWIE MD 20720

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12943 FLETCHERTOWN RD
BOWIE MD 20720

And

Unknown Owner of the property 12943 FLETCHERTOWN RD described as follows: Property Tax ID 14-1694181 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34266**

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:

2.0000 Acres & Imps., Map 037 Grid B2 Par 051, Assmt \$116,000 Lib 09952 F1 557 and assessed to DAVID D JOHNSON, SR and EVELYN E. JOHNSON, also known as 12943 FLETCHERTOWN RD, BOWIE MD 20720, Tax Account No. 14-1694181 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116024 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

JEFFREY W BEATTY

SERVE: 13008 GERRY ROAD
CLINTON MD 20735

AND

DEUTSCHE BANK NATIONAL TRUST COMPANY
A DIVISION OF DEUTSCHE BANK, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I TRUST 2006-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 HE7

SERVE ON: JACQUES BRAND, CHIEF EXECUTIVE OFFICER OF NORTH AMERICA FOR DEUTSCHE BANK
60 WALL STREET
NEW YORK, NY 10005

AND

JAMES E. CLARKE, TRUSTEE

AND

RENEE DYSON, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

13008 GERRY RD
CLINTON MD 20735

And

Unknown Owner of the property 13008 GERRY ROAD described as follows: Property Tax ID 05-0346981 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34269**

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:

5th Election District, 22,173 Sq. Ft.

& Imps. LAZY ACRES LOT 6 BLK C, Assmt \$190,900 Lib 00000 F1 000 and assessed to JEFFREY W BEATTY and, also known as 13008 GERRY RD, CLINTON MD 20735, Tax Account No. 05-0346981 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116027 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

KARL HOLBERT, JR

SERVE: 14713 HAMPSHIRE HALL CT, UNIT 207
UPPER MARLBORO MD 20772

AND

HAMPSHIRE HALL UTILITY COMPANY, INC

SERVE: THE CORPORATE SERVICES COMPANY, RESIDENT AGENT
11840 BEEKMAN PLACE
POTOMAC, MD 20854

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

14713 HAMPSHIRE HALL CT
GARAGE G-207
UPPER MARLBORO MD 20772

And

Unknown Owner of the property 14713 HAMPSHIRE HALL CT GARAGE G-207 described as follows: Property Tax ID 03-3248879 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34271**

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:

3rd Election District, Garage G-207 1,554 Sq. Ft. & Imps Hampshire Hall Condo, Assmt \$127,700 Lib 34656 F1 022 and assessed to KARL HOLBERT, JR and, also known as 14713 HAMPSHIRE HALL CT GARAGE G-207, UPPER MARLBORO MD 20772, Tax Account No. 03-3248879 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116029 (2-5,2-12,2-19)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

MARGO BELL-PERKINS

SERVE: 14215 GOVERNOR LEE PL
UPPER MARLBORO MD 20772

AND

CLEARVUE OPPORTUNITY XXVI, LLC

SERVE: MATT REGAN, RESIDENT AGENT
895 DOVE STREET, SUITE 125
NEWPORT BEACH, CA 92660

AND

MARK H. WITTSTADT, TRUSTEE

SERVE: 9409 PHILADELPHIA RD
BALTIMORE, MD 21237

AND

GERARD WM. WITTSTADT, JR., TRUSTEE

SERVE: 9409 PHILADELPHIA RD
BALTIMORE, MD 21237

AND

DEBORAH A. HOLLOWAY HILL, TRUSTEE

SERVE: 9409 PHILADELPHIA RD
BALTIMORE, MD 21237

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

14215 GOVERNOR LEE PL
UPPER MARLBORO MD 20772

And

Unknown Owner of the property 14215 GOVERNOR LEE PL described as follows: Property Tax ID 03-0221002 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34270**

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:

3rd Election District, 2,926. Sq. Ft. & Imps Villages of Marlbo Lot 48 Bk B, Assmt \$219,300 Lib 17971 F1 632 and assessed to MARGO BELL-PERKINS and, also known as 14215 GOVERNOR LEE PL, UPPER MARLBORO MD 20772, Tax Account No. 03-0221002 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116028 (2-5,2-12,2-19)

**THE PRINCE
GEORGE'S
POST
NEWSPAPER
CALL
301-627-0900
FAX
301-627-6260**

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

**9505 ROSEMONT COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Richard C. Lee, dated October 12, 2011 and recorded in Liber 33043, Folio 089 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,337.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 24, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. 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
(410) 825-2900
www.mid-atlanticauctioneers.com

115966

(2-5,2-12,2-19)

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

**12903 BRUNSWICK LA.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2006 and recorded in Liber 26245, Folio 649, among the Land Records of Prince George's Co., MD, with an original principal balance of \$358,200.00 and an original interest rate of 2.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

CHORN CHANN

SERVE: 7508 HAWTHORNE ST
LANDOVER MD 20785

SERVE: 522 JOANN DRIVE
ODENTON, MD 21113

AND

CHANTHA KHUT

SERVE: 7508 HAWTHORNE ST
LANDOVER MD 20785

SERVE: 522 JOANN DRIVE
ODENTON, MD 21113

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7508 HAWTHORNE ST
LANDOVER MD 20785

And

Unknown Owner of the property 7508 HAWTHORNE ST described as follows: Property Tax ID 13-1565266 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34273**

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:

13th Election District Cae07-30635 W/TDT 12/11/07 5,260. Sq. Ft. & Imps. Kentland Lot 27 Blk X, Assmt \$123,200 Lib 31089 Fl 258 and assessed to CHORN CHANN and, also known as 7508 HAWTHORNE ST, LANDOVER MD 20785, Tax Account No. 13-1565266 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116031 (2-5,2-12,2-19)

**PRINCE GEORGE'S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF PUBLIC
HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on March 25, 2015 and will be heard on May 26, 2015. Those licenses are:

Class B, Beer, Wine and Liquor License - 17 BL 69

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

Public Hearings are also scheduled for March 4, 2015 and March 11, 2015 at 7:00 p.m., at Bladensburg Town Hall, 4229 Edmonston Road, Bladensburg, Maryland 20710. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
January 2, 2015

115969 (2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

JANETT SEMINARIO

SERVE: 5620 HELMONT DRIVE
OXON HILL MD 20745

AND

WILFREDO GALVEZ ORELLANA

SERVE: 5620 HELMONT DR
OXON HILL MD 20745

AND

BRANCH BANKING AND TRUST COMPANY

SERVE: THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

JUDITH L. BARNETT, TRUSTEE

AND

WILLIAM J. ZIEGLER, TRUSTEE

AND

DAVIS T AX, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5620 HELMONT DR
OXON HILL MD 20745

And

Unknown Owner of the property 5620 HELMONT DR described as follows: Property Tax ID 12-1369040 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34274**

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:

12th Election District - ncoa2nd2010- 9,112 Sq. Ft. & Imps. Birchwood City Lot 30, Blk V, Assmt \$165,100 Lib 34017 Fl 383 and assessed to JANETT SEMINARIO and, also known as 5620 HELMONT DR, OXON HILL MD 20745, Tax Account No. 12-1369040 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116032 (2-5,2-12,2-19)

NOTICE

IN THE MATTER OF:
Tara P Dockery-Johnson

FOR THE CHANGE OF NAME TO:
Tara Patrice Johnson

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 15-01521**

A Petition has been filed to change the name of Tara P Dockery-Johnson to Tara Patrice Johnson.

The latest day by which an objection to the Petition may be filed is February 23, 2015.

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

116071 (2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

JAMES A BOYD, SR

SERVE: 1037 HIGGINS WAY
HYATTSVILLE MD 20782

AND

MELINDA D. BOYD

SERVE: 1037 HIGGINS WAY
HYATTSVILLE MD 20782

AND

THERESA A. JONES-BOYD

SERVE: 1037 HIGGINS WAY
HYATTSVILLE MD 20782

AND

EVERMAY VILLAGES HOME-OWNERS ASSOCIATION, INC., A MARYLAND FORFEITED CORPORATION

SERVE: JEFFREY VAN GRACK, RESIDENT AGENT
3 BETHESDA METRO CENTER, SUITE 380
BETHESDA, MD 20814

SERVE: GREGORY A. ALEXANDRIDES, ESQ.
THE LAW OFFICES OF GREGORY ALEXANDRIDES, LLC
823 WEST STREET
ANNAPOLIS, MARYLAND 21401

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1037 HIGGINS WAY
HYATTSVILLE MD 20782

And

Unknown Owner of the property 1037 HIGGINS WAY described as follows: Property Tax ID 17-1842236 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34276**

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:

17th Election District, 1,803. Sq. Ft & Imps. Chillum Hills Res Lot 19, Assmt \$234,300 Lib 00000 Fl 000 and assessed to JAMES A BOYD, SR, ET AL, also known as 1037 HIGGINS WAY, HYATTSVILLE MD 20782, Tax Account No. 17-1842236 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116034 (2-5,2-12,2-19)

NOTICE

IN THE MATTER OF:
Robin Alise Cross Streeter

FOR THE CHANGE OF NAME TO:
Robin Kumari Alise Cross Streeter

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 15-01523**

A Petition has been filed to change the name of Robin Alise Cross Streeter to Robin Kumari Alise Cross Streeter.

The latest day by which an objection to the Petition may be filed is February 23, 2015.

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

116072 (2-5)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

RENE T PIERCE

SERVE: 4806 HIDDEN PINE LANE
TEMPLE HILLS MD 20748

SERVE: PO BOX 1003
TEMPLE HILLS MD 20757

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4806 HIDDEN PINE LN
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 4806 HIDDEN PINE LN described as follows: Property Tax ID 12-1300086 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34275**

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:

12th Election District 10,2448. Sq. Ft. & Imps Hidden Pines Lot 50, Assmt \$197,700 Lib 7127 Fl 884 and assessed to RENE T PIERCE and, also known as 4806 HIDDEN PINE LN, TEMPLE HILLS MD 20748, Tax Account No. 12-1300086 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116033 (2-5,2-12,2-19)

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

**In the Matter of:
JEUAN JOHNSON, Minor**

Guardianship No. GD-10566

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely JEUAN JOHNSON an infant male born on April 20, 2001 at Anne Arundel Medical Hospital, Annapolis, MD to Michelle Winslow and Tarrance Johnson, Jr., having been filed, it is this 7th day of January, 2015.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Tarrance Johnson, Jr., the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Tarrance Johnson, Jr., is hereby notified to show cause on or before the 7th day of May, 2015, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

116080 (2-5,2-12,2-19)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

DOROTHY J. BEAMON

SERVE: 18 NORTH HURON DR
OXON HILL MD 20745

AND

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SERVE: JULIAN CASTRO, SECRETARY
451 7TH STREET, SW
WASHINGTON, DC 20410

SERVE: CAROL B. PAYNE
BALTIMORE FIELD OFFICE DIRECTOR
10 S HOWARD ST, 5TH FLOOR
BALTIMORE, MD 21201

AND

BRENDA LA ROCHE, TRUSTEE

SERVE: 451 7TH STREET, SW
WASHINGTON, DC 20410

AND

CAROL B. PAYNE, TRUSTEE

SERVE: 10 S HOWARD ST, 5TH FLOOR
BALTIMORE, MD 21201

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

18 NORTH HURON DR
OXON HILL MD 20745

And

Unknown Owner of the property 18 NORTH HURON DR described as follows: Property Tax ID 12-1199454 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34277**

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:

9,982.0000 Sq. Ft. & Imps. Forest Heights Lot 24 Blk D, Assmt \$148,800 Lib 03559 Fl 362 and assessed to DOROTHY J. BEAMON and JOHN M. BEAMON, also known as 18 NORTH HURON DR, OXON HILL MD 20745, Tax Account No. 12-1199454 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True

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

**1213 VAN BUREN DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Beverly J. Bess, dated January 29, 1999 and recorded in Liber 12950, Folio 278 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$118,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 24, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. 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, Randall J. Rolls, and Donald P. Griswold,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

115963 (2-5,2-12,2-19)

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

**2706 BERRYWOOD LA.
UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 8, 2010 and recorded in Liber 32266, Folio 345 among the Land Records of Prince George's Co., MD, with an original principal balance of \$233,000.00 and an original interest rate of 3.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:02 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116056 (2-5,2-12,2-19)

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

**1212 DRUM AVENUE
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Rosalind Thompson and Herman Washington, Jr., dated May 8, 2006 and recorded in Liber 25456, Folio 236 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,000.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 24, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$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. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. 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, Randall J. Rolls, and Donald P. Griswold,
Substitute Trustees

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115965 (2-5,2-12,2-19)

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6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**816 DRUM AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 13, 2006 and recorded in Liber 28118, Folio 492 among the Land Records of Prince George's Co., MD, with an original principal balance of \$143,000.00 and an original interest rate of 5.06% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:03 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116057 (2-5,2-12,2-19)

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

**4003 WINDFLOWER WAY
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from David E. Wurster, dated April 26, 2004 and recorded in Liber 20475, Folio 722 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$264,700.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. 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

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115852 (1-29,2-5,2-12)

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6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**1836 METZEROTT RD., UNIT #1821
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated January 26, 2006 and recorded in Liber 24503, Folio 481 among the Land Records of Prince George's Co., MD, with an original principal balance of \$148,000.00 and an original interest rate of 10.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:04 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 1821, in a Condominium styled Presidential Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116058 (2-5,2-12,2-19)

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

**2004 WHISTLING DUCK DRIVE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Kourtney Marshall, dated June 2, 2011 and recorded in Liber 32827, Folio 456 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,017.00, 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 **FEBRUARY 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. 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

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115853 (1-29,2-5,2-12)

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6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**516 WILSON BRIDGE DR., UNIT #D2
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated July 21, 2006 and recorded in Liber 25995, Folio 691 among the Land Records of Prince George's Co., MD, with an original principal balance of \$146,400.00 and an original interest rate of 9.40000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 18, 2015 AT 11:29 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 6717/D-2 in Building numbered 12 in a horizontal property regime known as "Wilson Bridge 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115881 (1-29,2-5,2-12)

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

**6303 SNOW CHIEF COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Michael P. Ford, Jr., Candace N. Ford and Mary R. Morgan, dated October 31, 2007 and recorded in Liber 28999, Folio 185 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$636,585.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$58,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115854 (1-29,2-5,2-12)

*The
Prince
George's
Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

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

**1303 KINGSBURY DRIVE
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from George K. Karanja and George Muthua, dated January 13, 2010 and recorded in Liber 31415, Folio 245 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,369.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115855 (1-29,2-5,2-12)

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

**2418 E. ROSECROFT VILLAGE CIR.
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007 and recorded in Liber 29017, Folio 34 among the Land Records of Prince George's Co., MD, with an original principal balance of \$210,612.00 and an original interest rate of 5.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 18, 2015 AT 11:30 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

115882 (1-29,2-5,2-12)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

JOSEPH JOHNSON

SERVE: 3308 40TH AVE
BRENTWOOD MD 20722

AND

JULIANA HINES

SERVE: 3308 40TH AVE
BRENTWOOD MD 20722

AND

CORNILIUS N. KOPPY, PRIOR
OWNER

AND

LYNETTE K. KOPPY, PRIOR
OWNER

AND

WELLS FARGO BANK, NA
FKA WACHOVIA BANK, NA
FKA FIRST UNION BANK, NA
FKA CAMERON-BROWN COM-
PANY, LENDER ON AN UNRE-
LEASED PRIOR OWNER DEED OF
TRUST

SERVE ON: WACHOVIA BANK,
NA
CSC LAWYERS INCORPORATING
SERVICE COMPANY, RESIDENT
AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

SERVE: WELLS FARGO BANK, NA
F/K/A WACHOVIA BANK, NA
CSC-LAWYERS INCORPORAT-
ING SERVICE COMPANY, RESI-
DENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

NANCY A. ALLEN, TRUSTEE

SERVE: 4600 SIX FORST ROAD
RALEIGH, NC

AND

DAVID J. STOCKELY, TRUSTEE

SERVE: 4600 SIX FORST ROAD
RALEIGH, NC

AND

(All persons having or claiming to
have an interest in the property si-
tuate and lying in Prince George's
County and known as:)

3308 40TH AVE
BRENTWOOD MD 20722

And

Unknown Owner of the property
3308 40TH AVE described as fol-
lows: Property Tax ID 02-0167874
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal rep-
resentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34214

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

2nd Election District Lot 26.27
4,000 Sq. Ft. & Imps. Comar Manor
Blk 11, Assmt \$98,000 Lib 29437 Fl
439 and assessed to JOSEPH JOHN-
SON and JULIANA HINES, also
known as 3308 40TH AVE, BRENT-
WOOD MD 20722, Tax Account No.
02-0167874 on the Tax Roll of the Di-
rector of Finance.

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 20th day of Jan-
uary, 2015, 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 be-
fore the 13th day of February, 2015,
warning all persons interested in the
property to appear in this Court by the
24th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and vesting in
the Plaintiff a title, free and clear of
all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115917 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

JAIME LINARES

SERVE: 6016 QUINTANA STREET
RIVERDALE, MD 20737

SERVE: 5620 67TH AVE
RIVERDALE MD 20737

AND

SALAMEH HADDAD

SERVE: 6016 QUINTANA STREET
RIVERDALE, MD 20737

SERVE: 5620 67TH AVE
RIVERDALE MD 20737

AND

(All persons having or claiming to
have an interest in the property si-
tuate and lying in Prince George's
County and known as:)

5620 67TH AVE
RIVERDALE MD 20737

And

Unknown Owner of the property
5620 67TH AVE described as fol-
lows: Property Tax ID 19-2160760
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal rep-
resentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34216

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

Lot 44 Ex Tri AT Sw Cor & 250 sqft
Adj Se cor Of Lot 44, 12,708.0000
Sq.Ft. & Imps. Eastpines Blk M,
Assmt \$125,900 Lib 32853 Fl 199 and
assessed to JAIME LINARES and
SALAMEH HADDAD, also known as
5620 67TH AVE, RIVERDALE
MD 20737, Tax Account No. 19-
2160760 on the Tax Roll of the Direc-
tor of Finance.

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 20th day of Jan-
uary, 2015, 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 be-
fore the 13th day of February, 2015,
warning all persons interested in the
property to appear in this Court by the
24th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and vesting in
the Plaintiff a title, free and clear of
all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115919 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

PROCESS PROS LLC

SERVE: YENNI FELIX, RESIDENT
AGENT
5215 EDGEWOOD ROAD
COLLEGE PARK, MD 20740

AND

MARY L. HURLEY, ESQUIRE,
TRUSTEE

SERVE: 44081 PIPELINE PLAZA,
SUITE 100
ASHBURN, VA 20147

AND

CONFEE, LLC

SERVE: YENNI FELIX, RESIDENT
AGENT
5215 EDGEWOOD ROAD
COLLEGE PARK, MD 20740

AND

Defendants

In the Circuit Court for

(All persons having or claiming to
have an interest in the property si-
tuate and lying in Prince George's
County and known as:)

4818 68TH AVE
NEW CARROLLTON MD 20784

And

Unknown Owner of the property
4818 68TH AVE described as fol-
lows: Property Tax ID 02-0154104 on
the Tax Roll of Prince George's
County, the unknown owner's heirs,
devisees, and personal representa-
tives and their or any of their heirs,
devisees, executors, administrators,
grantees, assigns, or successors in
right, title and interest in the prop-
erty.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34217

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

2nd Election District 7,900 Sq. Ft. &
Imps. Defense Heights Lot 19 Blk H,
Assmt \$166,300 Lib 34915 Fl 259 and
assessed to PROCESS PROS LLC
and, also known as 4818 68TH AVE,
NEW CARROLLTON MD 20784,
Tax Account No. 02-0154104 on the
Tax Roll of the Director of Finance.

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 20th day of Jan-
uary, 2015, 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
13th day of February, 2015, warn-
ing all persons interested in the prop-
erty to appear in this Court by the
24th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and vesting in
the Plaintiff a title, free and clear of
all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115920 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

JOSE A. HERNANDEZFUENTES

SERVE: 6304 BUCKLER RD
CLINTON MD 20735

GARLAND B. HAWKINS

SERVE: 6304 BUCKLER RD
CLINTON MD 20735

AND

ELITE FUNDING CORP.

SERVE: MIKE POSTAL, RESIDENT
AGENT
7333 NEW HAMPSHIRE AVENUE,
UNIT 103
TAKOMA PARK, MD 20912

AND

(All persons having or claiming to
have an interest in the property si-
tuate and lying in Prince George's
County and known as:)

6304 BUCKLER RD
CLINTON MD 20735

And

Unknown Owner of the property
6304 BUCKLER RD described as fol-
lows: Property Tax ID 09-0966135
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal rep-
resentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for

LEGALS

Prince George's County, Maryland CASE NO.:

CAE 14-34218

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

9th Election District, (03 Eai-x Trs)
14,593.0000 Sq.Ft. & Imps. Bucklers
Sub Lot 4, Assmt \$191,300 Lib 34077
Fl 022 and assessed to JOSE A. HER-
NANDEZFUENTES, also known as
6304 BUCKLER RD, CLINTON MD
20735, Tax Account No. 09-0966135
on the Tax Roll of the Director of Fi-
nance.

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 20th day of Jan-
uary, 2015, 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
13th day of February, 2015, warn-
ing all persons interested in the prop-
erty to appear in this Court by the
24th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and vesting in
the Plaintiff a title, free and clear of
all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115921 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

DANIEL C ROBINSON

SERVE: 12205 BROLASS ROAD
CLINTON MD 20735

AND

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION
TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

PRLAP, INC., TRUSTEE

SERVE ON: THE CORPORATION
TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

(All persons having or claiming to
have an interest in the property si-
tuate and lying in Prince George's
County and known as:)

12205 BROLASS RD
CLINTON MD 20735

And

Unknown Owner of the property
12205 BROLASS RD described as
follows: Property Tax ID 05-0381780
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal rep-
resentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34219

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

5th Election District, 18,476.0000
Sq.Ft. & Imps Windbrook Lot 5 Blk
D, Assmt \$165,900 Lib 29667 Fl 222
and assessed to DANIEL C ROBIN-
SON, also known as 12205 BRO-
LASS RD, CLINTON MD 20735, Tax
Account No. 05-0381780 on the Tax
Roll of the Director of Finance.

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 20th day of Jan-
uary, 2015, 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 be-

LEGALS

fore the 13th day of February, 2015,
warning all persons interested in the
property to appear in this Court by the
24th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and vesting in
the Plaintiff a title, free and clear of
all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115922 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

MONIQUE JEFFERS

SERVE: 1811 62ND AVE
LANDOVER MD 20785

AND

THE ESTATE OF MALCOLM
SHELTON JEFFERS

SERVE: MONIQUE JEFFERS, PER-
SONAL REPRESENTATIVE
1811 62ND AVE
LANDOVER MD 20785

AND

SUNTRUST BANK

SERVE ON:
CSC LAWYERS INCORPORATING
SERVICE COMPANY
RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

PAMELA B. TATUM, TRUSTEE

SERVE: 1001 SEMMES AVENUE
RICHMOND, VA 23224

AND

MARYLIN L. LONG, TRUSTEE

SERVE: 1001 SEMMES AVENUE
RICHMOND, VA 23224

AND

(All persons having or claiming to
have an interest in the property si-
tuate and lying in Prince George's
County and known as:)

1811 62ND AVE
LANDOVER MD 20785

And

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

VICTOR ONYEKWERE

SERVE: 2502 ANN ARBOR LN
BOWIE MD 20716

AND

US BANK, NA, AS TRUSTEE FOR
LSF8 MASTER PARTICIPATION
TRUST

SERVE ON: THE CORPORATION
TRUST, INCORPORATED, RESI-
DENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

LAURA H.G. O'SULLIVAN,
TRUSTEE

SERVE AT: 312 MARSHALL AVE,
SUITE 800
LAUREL, MD 20707

AND

ERIN M. BRADY

SERVE: 312 MARSHALL AVE,
SUITE 800
LAUREL, MD 20707

AND

DIANA C. THEOLOGOU,
TRUSTEE

SERVE: 312 MARSHALL AVE,
SUITE 800
LAUREL, MD 20707

AND

LAURA L. LATTA, TRUSTEE

SERVE: 312 MARSHALL AVE,
SUITE 800
LAUREL, MD 20707

AND

JONATHAN ELEFANT, TRUSTEE

SERVE: 6507 TROTWOOD COURT
BALTIMORE, MD 21209

AND

LAURA T. CURRY, TRUSTEE

SERVE: 6603 KILMARNOCH
DRIVE
CATONSVILLE, MD 21228

AND

CHASITY BROWN, TRUSTEE

SERVE: 312 MARSHALL AVE,
SUITE 800
LAUREL, MD 20707

AND

MORTGAGE ELECTRONIC REG-
ISTRATION SYSTEMS, INC.
A/K/A MERS

SERVE ON:
BILL BECKMANN, PRESIDENT
AND CHIEF EXECUTIVE OFFI-
CER
1818 LIBRARY ST
RESTON VA 20190

SERVE ON:
SHARON HORSTKHAMPT, LEGAL
DEPARTMENT
1818 LIBRARY ST, STE 300
RESTON VA 20190-6280

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

2502 ANN ARBOR LN
BOWIE MD 20716

And

Unknown Owner of the property
2502 ANN ARBOR LN described as
follows: Property Tax ID 07-758268
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34225

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

Trs Dt Sb 8/27/04 L20218 F178
11,832,000 Sq. Ft. Imps. Mitchel-
lville East Lot 3-101 Blk A-1, Assmt
\$261,100 Lib 20218 Fl 178 and as-
sessed to VICTOR ONYEKWERE,
also known as 2502 ANN ARBOR
LN, BOWIE MD 20716 Tax Account

No. 07-758268 on the Tax Roll of the
Director of Finance.

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 20th day of Jan-
uary, 2015, 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
13th day of February, 2015, warn-
ing all persons interested in the prop-
erty to appear in this Court by the 24th
day of March, 2015 and redeem the
property described above and an-
swer the Complaint or thereafter a
Final Judgment will be entered fore-
closing all rights of redemption in the
property, and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115928 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

GEORGE SEYMORE

SERVE: 3414 BELLEVIEW AV-
ENUE
LANDOVER MD 20785

AND

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION
TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

RANDA S. AZZAM, TRUSTEE

SERVE: SAMUEL I. WHITE, PC
611 ROCKVILLE PIKE, STE 100
ROCKVILLE, MD 20852

AND

ROBERT E. FRAZIER, TRUSTEE

SERVE: BROCK & SCOTT PLLC
484 VIKING DR, STE 110
VIRGINIA BEACH, VA 23452

AND

DANIEL J. PESACHOWITZ,
TRUSTEE

SERVE: SAMUEL I. WHITE, PC
611 ROCKVILLE PIKE, STE 100
ROCKVILLE, MD 20852

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

3414 BELLEVIEW AVE
LANDOVER MD 20785

And

Unknown Owner of the property
3414 BELLEVIEW AVE described as
follows: Property Tax ID 02-0111138
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34221

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

2nd Election District, 6,782,000
Sq.Ft & Imps. Cheverly Lot 243 Blk
40, Assmt \$260,000 Lib 15856 Fl 191
and assessed to GEORGE SEY-
MORE, also known as 3414 BELLE-
VIEW AVE, LANDOVER MD
20785, Tax Account No. 02-0111138
on the Tax Roll of the Director of Fi-
nance.

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 20th day of Jan-
uary, 2015, 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
13th day of February, 2015,

warning all persons interested in the
property to appear in this Court by the
24th day of March, 2015 and rede-
em the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115924 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

JDI III LLC

SERVE: JOYCE WILLIAMS, RESI-
DENT AGENT
5300 UPSHUR STREET
BLADENSBURG, MD 20710

AND

CHARLES JENKINS, INDIVIDU-
ALLY

SERVE: 5300 UPSHUR STREET
BLADENSBURG, MD 20710

AND

EDWARD L. ZAMARIAN, ESQ.,
TRUSTEE

SERVE: 5950 SYMPHONY WOODS
ROAD, SUITE 609
COLUMBIA, MD 21044

AND

ROBERT ROVNER

SERVE: 31 W. IRVING STREET
CHEVY CHASE, MD 20815

AND

TUCKER & ASSOCIATES, PLLC,
TRUSTEE

SERVE: 8521 LEESBURG PIKE,
SUITE 450
VIENNA, VA 22182

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

9110 ARDWICK ARDMORE RD
UPPER MALBORO MD 20774

And

Unknown Owner of the property
9110 ARDWICK ARDMORE RD de-
scribed as follows: Property Tax ID
20-2252955 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34223

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

20th Election District, 10,200,000
sq. ft & Imps. Springdale Lot 14 Blk
B, Assmt \$177,800 Lib 32530 Fl 607
and Assessed to JDI III LLC, also
known as 9110 ARDWICK ARD-
MORE RD, UPPER MARLBORO
MD 20774, Tax Account No. 20-
2252955 on the Tax Roll of the Direc-
tor of Finance.

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 20th day of Jan-
uary, 2015, 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
13th day of February, 2015,

True Copy—Test:
Sydney J. Harrison, Clerk
115926 (1-29,2-5,2-12)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

FRANCIS J MACHLICA

SERVE: 5201 BAYNE PLACE
TEMPLE HILLS MD 20748

AND

CHASE HOME FINANCE, LLC
A DIVISION OF J.P. MORGAN
CHASE BANK, NA
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

5201 BAYNE PLACE
TEMPLE HILLS MD 20748

And

Unknown Owner of the property
5201 BAYNE PLACE described as
follows: Property Tax ID 06-448183
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34222

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

6th Election District, 10,013,000
Sq. Ft & Imps Allentown Estates-
Lot 5 Blk B, Assmt \$177,100 Lib
05501 Fl 251 and assessed to FRAN-
CIS J MACHLICA, also known as
5201 BAYNE PLACE, TEMPLE
HILLS MD 20748, Tax Account No.
06-448183 on the Tax Roll of the Di-
rector of Finance.

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 20th day of Jan-
uary, 2015, 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
13th day of February, 2015, warn-
ing all persons interested in the prop-
erty to appear in this Court by the
24th day of March, 2015 and rede-
em the property described above and
answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115925 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

STEVE G TIPPETT

SERVE: 19315 AQUASCO ROAD
BRANDYWINE MD 20613

AND

DONNA J. TIPPETT

SERVE: 19315 AQUASCO ROAD
BRANDYWINE MD 20613

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

19315 AQUASCO ROAD
BRANDYWINE MD 20613

And

Unknown Owner of the property
19315 AQUASCO ROAD described
as follows: Property Tax ID 08-
835751 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

And

PRINCE GEORGE'S COUNTY,

LEGALS

MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34224

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

8th Election District, Subj to Agtx
Dual Use, 6,9700 Acres. & Imps.
Map 178 Grid A1 Par 001, Assmt
\$115,800 Lib 07526 Fl 327 and as-
sessed to STEVE G TIPPETT and
DONNA J. TIPPETT, also known as
19315 AQUASCO ROAD,
BRANDYWINE MD 20613, Tax Ac-
count No. 08-835751 on the Tax Roll
of the Director of Finance.

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 20th day of Jan-
uary, 2015, 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
13th day of February, 2015, warn-
ing all persons interested in the prop-
erty to appear in this Court by the
24th day of March, 2015 and rede-
em the property described above and
answer the Complaint or thereafter a
Final Judgment will be entered fore-
closing all rights of redemption in
the property, and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115927 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

DAMON PARRAN

SERVE: 1901 COLUMBIA AVENUE
LANDOVER MD 20785

AND

JAMES J. FITZGIBBONS, TRUSTEE

SERVE: THOMAS H. PRICE, III, P.A.
13321 NEW HAMPSHIRE AV-
ENUE, SUITE 110
SILVER SPRING, MD 20904

AND JBN REALTY INVESTMENT,
INC.</

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

KUN MING ZHUANG

SERVE: 4115 KENNEDY ST
HYATTSVILLE MD 20781

AND

JIAN ZHU ZHUANG

SERVE: 4115 KENNEDY ST
HYATTSVILLE MD 20781

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as)

4115 KENNEDY ST
HYATTSVILLE MD 20781

And

Unknown Owner of the property 4115 KENNEDY ST described as follows: Property Tax ID 16-1808427 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34281

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:

8,726.0000 Sq. Ft. & Imps. Hyattsville Hills Lot 20 Blk 10, Assmt \$215,100 Lib 12579 Fl 083 and assessed to KUN MING ZHUANG and JIAN ZHU ZHUANG, also known as 4115 KENNEDY ST, HYATTSVILLE MD 20781, Tax Account No. 16-1808427 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116039 (2-5,2-12,2-19)

File: SPE 14-PG-5456

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,
Plaintiff

vs.

Laverne S. McCorkle, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 05 of Prince George's County, Maryland known as 3105 GLISSADE CT, CLINTON, MD 20735 and described as 18,869,0000 Sq. Ft. & Imps. Mary-catherine Est Lot 23 Blk F Assmt \$210,400 Lib 32802 Fl 591 and being assessed as Account No. 5-0295386 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 14-32179

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-

land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115795 (1-22,1-29,2-5)

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Newspaper**

**Call
301-627-0900**



NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DEBORAH E. FLOYD
5213 Starting Gate Drive
Upper Marlboro, Md 20772
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 13-17195

Notice is hereby given this 20th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5213 Starting Gate Drive, Upper Marlboro, Md 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2015.

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

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115900 (1-29,2-5,2-12)

NOTICE

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

vs.

Alana Henry
Defendant

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

CIVIL NO. CAE 12-23147

ORDERED, this 20th day of January, 2015 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15704 Dorset Road, Unit 301, Laurel, Maryland 20707 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 20th day of February, 2015 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 20th day of February, 2015, next.

The report states the amount of sale to be \$53,900.00.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk

115899 (1-29,2-5,2-12)

LEGALS

File: SPE 14-PG-5432

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,
Plaintiff

vs.

Roy M. Haynes, Betty D. Haynes, OneWest Bank FSB d/b/a Financial Freedom, Secretary of Housing and Development, Kristine D. Brown, Substitute Trustee, William M. Savage, Substitute Trustee, Gregory N. Britto, Substitute Trustee, Lila Z. Stitely, Substitute Trustee, Brett A. Callahan, Substitute Trustee, Senior Official with responsibility for Single Family Mortgage Insurance Programs in HUD Field Office, Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 03 of Prince George's County, Maryland known as 14800 DUNBARTON DR, UPPER MARLBORO, MD 20772 and described as 37,115.0000 Sq. Ft. & Imps. Brock Hall Plat 6 Lot 11 Assmt \$206,900 Lib 20522 Fl 298 and being assessed as Account No. 3-0204743 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 14-32197

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Sydney J. Harrison, Clerk
115797 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

JOSE GUARDADO

SERVE: 7000 23RD PL
HYATTSVILLE MD 20783

AND

EMILY KAREN GUMPERT

SERVE: 2000 FLORIDA AVE NW
#250
WASHINGTON, DC 20009

AND

ANGELA GUARDADO

SERVE: 11508 REGNID DR
SILVER SPRING, MD 20902

AND

KATHLEEN S. SHANK, TRUSTEE

SERVE: 4339 LOYOLA AVE
ALEXANDRIA, VA 22304

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as)

7000 23RD PL
HYATTSVILLE MD 20783

And

Unknown Owner of the property 7000 23RD PL described as follows: Property Tax ID 17-1870609 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34211

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:

6,480.0000 Sq. Ft. & Imps. Lewisdale Lot 8 Blk 7, Assmt \$157,500 Lib 33870 Fl 597 and assessed to JOSE GUARDADO, also known as 7000 23RD PL, HYATTSVILLE MD 20783, Tax Account No. 17-1870609 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115914 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

P3DC-4129 28TH AVE, LLC

SERVE: CHARLES MARTIN, RESIDENT AGENT
5803 LOWERY LANE
UPPER MARLBORO, MD 20772

AND

DAVID A. EDLAVITCH, TRUSTEE

SERVE: 305 CASEY LANE
ROCKVILLE, MD 20850

AND

RONALD B. EDLAVITCH, ESQ.

SERVE: 305 CASEY LANE
ROCKVILLE, MD 20850

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as):

4129 28TH AVE
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 4129 28TH AVE described as follows: Property Tax ID 06-0549881 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34213

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:

6th Election District, 4,992 Sq. Ft. & Imps Marlow Heights Lot 19 Blk K, Assmt \$150,000 Lib 34482 Fl 043 and assessed to P3DC-4129 28TH AVE, LLC, also known as 4129 28TH AVE, TEMPLE HILLS MD 20748, Tax Account No. 06-0549881 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115916 (1-29,2-5,2-12)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

PROCTOR FAMILY REVOCABLE TRUST AGREEMENT d. OCTOBER 1, 1998 FBO LAWRENCE D. PROCTOR

SERVE: KIMBERLY PEAKS, TRUSTEE
4104 24TH AVE
TEMPLE HILLS MD 20748

SERVE: KIMBERLY PEAKS, TRUSTEE
6003 BROOKE JANE DRIVE
CLINTON MD 20735

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as):

4104 24TH AVE
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 4104 24TH AVE described as follows: Property Tax ID 06-0597724 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34212

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:

6th Election District, 3,740 Sq. Ft. & Imps Hillcrest Heights Lot 11 Blk F, Assmt \$128,100 Lib 12528 Fl 582 and assessed to PROCTOR FAMILY REVOCABLE TRUST FBO LAWRENCE D. PROCTOR, also known as 4104 24TH AVE, TEMPLE HILLS MD 20748, Tax Account No. 06-0597724 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115915 (1-29,2-5,2-12)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

RICHARD EARL JONES

SERVE: 5904 SURREATTS VILLAGE DR
CLINTON MD 20735

AND

MARY ELIZABETH JONES

SERVE: 5904 SURREATTS VILLAGE DR
CLINTON MD 20735

AND

PETE SILVER, TRUSTEE

LEGALS

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

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

**7939 POLK STREET
GLENARDEN, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Ronie Washington and Peggy Washington, dated August 31, 2006, and recorded in Liber 25946 at folio 270 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:08 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.24% 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 # 2013-35417)

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

115893 (1-29,2-5,2-12)

LEGALS

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

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

**8016 BROOKLYN BRIDGE ROAD
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Kathleen G. Bush, dated November 22, 2006, and recorded in Liber 26806 at folio 537 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:10 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-33158)

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

115894 (1-29,2-5,2-12)

LEGALS

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

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

**2018 WOODBERRY STREET
HYATTSVILLE, MARYLAND 20782**

By virtue of the power and authority contained in a Deed of Trust from Cecile B Desir and Desilon Desir, dated October 19, 2006, and recorded in Liber 26746 at folio 434 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:08 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-21263)

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

115977 (2-5,2-12,2-19)

LEGALS

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

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

**5921 WOODLAND LANE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Donald E. Harley, Jr. and Melvenia R. Harley, dated May 1, 2007, and recorded in Liber 28222 at folio 586 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:14 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602243)

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

115895 (1-29,2-5,2-12)

LEGALS

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

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

**4451 SWINDON TERRACE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Funches Core, dated August 8, 2005, and recorded in Liber 23272 at folio 727 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:16 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.95% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601138)

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

115896 (1-29,2-5,2-12)

LEGALS

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

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

**828 THURMAN AVENUE
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Ada V. Interiano and Marco A. Interiano, dated May 20, 2005, and recorded in Liber 22393 at folio 342 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 17, 2015
AT 9:18 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% 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 # 2013-41975)

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

115897 (1-29,2-5,2-12)

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LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

CELESTINO CABRERA

SERVE: 6706 STANTON RD
NEW CARROLLTON MD 20784

AND

PAULA CABRERA

SERVE: 6706 STANTON RD
NEW CARROLLTON MD 20784

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6706 STANTON RD
NEW CARROLLTON MD 20784

AND

Unknown Owner of the property 6706 STANTON RD described as follows: Property Tax ID 02-0167346 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34284

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:

2nd Election District, 9,544 Sq. Ft. & Imps Woodlawn Heights Lot 68 Blk H, Assmt \$150,900 Lib 18004 Fl 431 and assessed to CELESTINO CABRERA and Paula Cabrera, also known as 6706 STANTON RD, NEW CARROLLTON MD 20784, Tax Account No. 02-0167346 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116042 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

EVA L SCOTT

SERVE: 6605 KARLSON COURT
HYATTSVILLE MD 20783

AND

F. IRA WHEATLEY, TRUSTEE

AND

DONALD F. WOOD, TRUSTEE

AND

BANK OF AMERICA, NA
FKA NATIONSBANK OF MARYLAND, NA
FKA SUBURBAN TRUST COMPANY

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

US BANK, NA

SERVE ON: THE CORPORATION TRUST, INCORPORATED, RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

JOHN C. THARRINGTON, TRUSTEE

AND

JOY L. MCDONALD, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6605 KARLSON CT
HYATTSVILLE MD 20783

AND

Unknown Owner of the property 6605 KARLSON CT described as follows: Property Tax ID 17-1912963 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34280

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:

17th Election District, 6,737 Sq. Ft. & Imps Ray Park Lot 12 Blk D, Assmt \$228,300 Lib 04585 Fl 466 and assessed to EVA L. SCOTT and, also known as 6605 KARLSON CT, HYATTSVILLE MD 20783, Tax Account No. 17-1912963 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116038 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

SUPAT RATANASIRIVILAI

SERVE: 2612 KENT VILLAGE DR
LANDOVER, MD 20785

AND

LAKASANA RATANASIRIVILAI

SERVE: 2612 KENT VILLAGE DR
LANDOVER, MD 20785

AND

COUNCIL OF UNIT OWNERS OF THE HIGHLAND CONDOMINIUM AT LANDOVER STATION, INC.

SERVE ON: LEGACY INVESTMENT AND MANAGEMENT, RESIDENT AGENT
10015 OLD COLUMBIA RD, STE B-215
COLUMBIA, MD 21046

SERVE ON: MICHAEL S. NEALL ESQ.
147 OLD SOLOMONS ISLAND ROAD, STE 400
ANNAPOLIS, MD 21401

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

2612 KENT VILLAGE DR
LANDOVER, MD 20785

AND

Unknown Owner of the property 2612 KENT VILLAGE DR described as follows: Property Tax ID 13-3853934 on the Tax Roll of Prince

LEGALS

George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34282

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:

2,642.0000 Sq. Ft. & Imps. Highland Condo At, Assmt \$114,000 Lib 33969 Fl 287 and assessed to SUPAT RATANASIRIVILAI and LAKASANA RATANASIRIVILAI, also known as 2612 KENT VILLAGE DR, LANDOVER, MD 20785, Tax Account No. 13-3853934 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116040 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THE WALLACE W. SPENCER REVOCABLE TRUST

SERVE: PERSONAL REPRESENTATIVE OF THE ESTATE OF WALLACE W. SPENCER, TRUSTEE
4507 KINMOUNT RD
LANHAM MD 20706

SERVE: SUCCESSOR TRUSTEE
4507 KINMOUNT RD
LANHAM MD 20706

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4507 KINMOUNT RD
LANHAM MD 20706

AND

Unknown Owner of the property 4507 KINMOUNT RD described as follows: Property Tax ID 20-2260560 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34283

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:

12,453.0000 Sq. Ft. & Imps. Whitfield Gardens Lot 22 Blk C, Assmt \$186,000 Lib 33614 Fl 001 and assessed to WALLACE W SPENCER and, also known as 4507 KINMOUNT RD, LANHAM MD 20706, Tax Account No. 20-2260560 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116041 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THE ESTATE OF HENRY E. KNEBEL

SERVE ON: THOMAS E. KNEBEL, PERSONAL REPRESENTATIVE
6205 JOYCE DR
TEMPLE HILLS MD 20748

AND

MANUFACTURERS AND TRADERS TRUST COMPANY

SERVE ON: CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

GROUP9, INC., TRUSTEE

SERVE ON: CHRISTOPHER ULSH, PRESIDENT
532 DURHAM RD
NEWTOWN, PA 18940

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6205 JOYCE DR
TEMPLE HILLS MD 20748

AND

Unknown Owner of the property 6205 JOYCE DR described as follows: Property Tax ID 06-0545962 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34279

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:

10,204.0000 Sq. Ft. & Imps. John Lynn Sub Lot 12 Blk A, Assmt \$178,700 Lib 03214 Fl 0074 and assessed to HENRY E KNEBEL and MARY KNEBEL, also known as 6205 JOYCE DR, TEMPLE HILLS MD 20748, Tax Account No. 06-0545962 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116037 (2-5,2-12,2-19)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THOMAS G. SOTHERN

SERVE: 9407 TESTER DR
FORT WASHINGTON MD 2074

AND

PATRICIA J. SOTHERN

SERVE: 9407 TESTER DR
FORT WASHINGTON MD 2074

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9407 TESTER DR
FORT WASHINGTON MD 2074

AND

Unknown Owner of the property 9407 TESTER DR described as follows: Property Tax ID 05-0384925 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34286

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:

5th Election District 10,400 Sq. Ft. & Imps Dania Hill Lot 27 Blk A, Assmt \$197,200 Lib 04962 Fl 040 and assessed to THOMAS G. SOTHERN and PATRICIA J. SOTHERN, also known as 9407 TESTER DR, FORT WASHINGTON MD 2074, Tax Account No. 05-0384925 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116044 (2-5,2-12,2-19)

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

KELTON B. ELLERBE
6809 Dunnigan Drive
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-36360

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6809 Dunnigan 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 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$208,250.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115835 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DAVID JAMISON
3201 Camp Street
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-11943**

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3201 Camp Street, 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 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

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

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115830 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MARCELLE J. LOVE
ANGELA L. LOVE
7215 Arrowhead Drive
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-22325**

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7215 Arrowhead Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$250,371.62.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115831 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

vs.

Chang Lin Chen ask Chang L.
Chen

Defendant

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

CIVIL NO. CAEF 14-25606

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4705 Cherry Hill Road, College Park, Maryland 20740 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2015, next.

The report states the amount of sale to be \$290,000.00.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115996 (2-5,2-12,2-19)

NOTICE

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

Plaintiffs

vs.

Ana Cecilia Mendez and
Jose R. Santos

Defendants

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

CIVIL NO. CAEF 14-22272

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1429 Eastern Avenue, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2015, next.

The report states the amount of sale to be \$241,347.32.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116002 (2-5,2-12,2-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6118 BELWOOD STREET
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Estate of Hattie V Wolfe, dated February 23, 2009, and recorded in Liber 30437 at folio 445 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 24, 2015
AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-16068)

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
115970 (2-5,2-12,2-19)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DAVID ABIODUN OWONIFARI
11004 Elon Drive
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-22427**

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11004 Elon Drive, 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 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$401,595.74.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115832 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ERWIN D. WYNN
15910 Bishopstone Terrace
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-09408**

Notice is hereby given this 28th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15910 Bishopstone Terrace, 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 2nd day of March, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2015.

The report states the purchase price at the Foreclosure sale to be \$395,250.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, MD
True Copy—Test:
Sydney J. Harrison, Clerk
116087 (2-5,2-12,2-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4111 DECATUR STREET
HYATTSVILLE, MARYLAND 20781

By virtue of the power and authority contained in a Deed of Trust from Eric Wingard, dated September 28, 2006, and recorded in Liber 26486 at folio 481 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 24, 2015
AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 2009-04565)

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
115971 (2-5,2-12,2-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ANNIE M. WILSON
4809 Moss Place
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-27720**

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4809 Moss Place, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$135,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115833 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

vs.

Jesus Torres a.k.a.
Jesus O. Torres Cuena and
Rita Torres a.k.a. Rita E. Torres

Defendant

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

CIVIL NO. CAEF 14-24379

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5009 59th Avenue, Hyattsville, Maryland 20781 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2015, next.

The report states the amount of sale to be \$135,000.00.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115992 (2-5,2-12,2-19)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JOHN K. IHEJUROBI
5705 UMBER PLACE
BOWIE, MD 20720

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 13-32221**

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5705 UMBER PLACE, 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 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$470,825.07.

SYDNEY J. HARRISON
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115834 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

vs.

Christopher A. March and
Natalie D. March

Defendants

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

CIVIL NO. CAEF 14-27687

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4501 Valiant Trace, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2015, next.

The report states the amount of sale to be \$504,000.00.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
116003 (2-5,2-12,2-19)

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.

3117 COURTSIDE ROAD
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Patrick A Braswell, dated April 26, 2004, and recorded in Liber 19596 at folio 367 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 24, 2015
AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2011-10625)

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
115972 (2-5,2-12,2-19)

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

**6005 RAVENSWOOD ROAD
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Emmanuel K. Koffie-Lart, dated June 28, 1993 and recorded in Liber 8873, Folio 420 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$139,500.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$9,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115856 (1-29,2-5,2-12)

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

**5412 BRENNER ST.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 26, 2007 and recorded in Liber 29564, Folio 568 among the Land Records of Prince George's Co., MD, with an original principal balance of \$300,000.00 and an original interest rate of 1.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 18, 2015 AT 11:32 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115884 (1-29,2-5,2-12)

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

**12109 GUINEVERE PLACE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Charles M. Tyler, Jr. and Florestine R. Alexander-Tyler, dated March 12, 2004 and recorded in Liber 19554, Folio 285 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,000.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 17, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115953 (1-29,2-5,2-12)

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

**16311 ABBEY DR.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated March 23, 2007 and recorded in Liber 27525, Folio 319 among the Land Records of Prince George's Co., MD, with an original principal balance of \$531,250.00 and an original interest rate of 2.0000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 10, 2015 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$62,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115703 (1-22,1-29,2-5)

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

**6004 QUEENS CHAPEL RD.
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated June 29, 2006 and recorded in Liber 26899, Folio 429 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$353,300.85 and an original interest rate of 4.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 10, 2015 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115702 (1-22,1-29,2-5)

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

**4645 DEEPWOOD CT., UNIT #100D
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated July 13, 2006 and recorded in Liber 26512, Folio 580 among the Land Records of Prince George's Co., MD, with an original principal balance of \$250,001.00 and an original interest rate of 3.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:06 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 100 D, in Building 16, in a Horizontal or Condominium Regime entitled, "Phase XXXVI, Glensford 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

116060 (2-5,2-12,2-19)

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

**3406 LAUREL AVE.
LANDOVER A/R/T/A CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated April 6, 2004 and recorded in Liber 19416, Folio 736 among the Land Records of Prince George's Co., MD, with an original principal balance of \$191,250.00 and an original interest rate of 7.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duvall Wing entrance, located on Main St.), on

FEBRUARY 10, 2015 AT 11:28 AM

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

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

Terms of Sale: A deposit of \$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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115712 (1-22,1-29,2-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5716 JANICE LANE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Timothy L. McDonald, dated February 27, 2003 and recorded in Liber 17003, Folio 244 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$105,000.00, and an original interest rate of 6.170%, 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 Duvall Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 10, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115719 (1-22,1-29,2-5)

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

**10005 EDGEWATER TERR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated January 27, 2003 and recorded in Liber 16888, Folio 332 among the Land Records of Prince George's Co., MD, with an original principal balance of \$277,600.00 and an original interest rate of 6.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duvall Wing entrance, located on Main St.), on

FEBRUARY 10, 2015 AT 11:30 AM

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

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

Terms of Sale: A deposit of \$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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115714 (1-22,1-29,2-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4405 21ST AVENUE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Jose Argueta, dated December 9, 2009 and recorded in Liber 31295, Folio 599 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,468.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duvall Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 10, 2015 AT 11:00 AM.**

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

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

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

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

115720 (1-22,1-29,2-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELSIE NORMA HAUGE

Notice is given that Ronald L. Hauge whose address is 878 Chestnut Tree Drive, Annapolis, MD 21409 was on January 27, 2015 appointed personal representative of the estate of Elsie Norma Hauge who died on July 29, 2014 with a will.

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

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.

RONALD L. HAUGE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 98164
116023 (2-5,2-12,2-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES BELCHER

Notice is given that Susan Gervasi whose address is 163 Research Road, Greenbelt, MD 20770, was on January 16, 2015 appointed personal representative of the small estate of Frances Belcher who died on November 4, 2014, with a will.

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

All persons having any objection to the appointment 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 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 decedent's death; or

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

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

SUSAN GERVASI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 98605
116131 (2-5)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 02/20/2015. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#7269, 2004 VOLKSWAGON PASSAT
VIN# WVWPD63BX4P046631
J&D AUTO SERVICE
8802 WASHINGTON BLVD
JESSUP

LOT#7404B, 1977 GRADYWHITE 21' BOAT
MD# 8217CE
HIN# NTLIC252M771
ST. MICHAELS OUTBOARD
906 S. TALBOT ST
ST. MICHAELS

LOT#7510, 2004 BMW X5
VIN# 5UXFA13564LU34673
AUTO POINT
5801 BELAIR RD
BALTIMORE

LOT#7525, 2008 FORD E250
VIN# 1FTNE24W98DA29227
DIAMOND AUTO CLINIC
110 EAST DIAMOND AVE
GAITHERSBURG

LOT#7526, 2002 MERCEDES S430
VIN# WDBNG70J72A259082
PLATINUM VEHICLES
2775 WILKENS AVE #F
BALTIMORE

LOT#7528, 2004 TOYOTA COROLLA
VIN# 1NXBR38E14Z227398
MUJEEBELLO AUTO REPAIR
585 RITCHE RD
CAPITOL HEIGHTS

LOT#7529, 2001 LINCOLN CONTINENTAL
VIN# 1LNHM97VX1Y689900
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#7530, 2007 CHEVROLET SUBURBAN
VIN# 1GNFK16387J163664
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#7531, 2006 VOLVO S40
VIN# YV1MS390062166672
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

**TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid**

Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

116223 (2-5,2-12)

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

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

JAMES EDWARD VANLUE

SERVE:
9101 ROLLING VIEW DR
LANHAM MD 20706

AND

MAXINE DAVIS-VANLUE

SERVE:
9101 ROLLING VIEW DR
LANHAM MD 20706

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
A/K/A MERS

SERVE ON:
BILL BECKMANN, PRESIDENT
AND CHIEF EXECUTIVE OFFICER
1818 LIBRARY ST
RESTON VA 20190

AND

BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK
AS SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK, NA
AS TRUSTEE FOR BEAR STEARNS
ASSET BACKED SECURITIES,
BEAR STEARNS ALT-A TRUST,
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-2

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

ROBERT N. TYSON, JR., TRUSTEE

SERVE:
7000 WISCONSIN AVENUE
CHEVY CHASE, MD 20815

AND

FIDELITY & TRUST MORTGAGE,
INC.

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

9101 ROLLING VIEW DR
LANHAM MD 20706

And

Unknown Owner of the property
9101 ROLLING VIEW DR described
as follows: Property Tax ID 20-
2208312 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34205

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

8,156,000 Sq. Ft. & Imps. Rolling
View Lot 1 Blk B, Assmt \$133,400
Lib 07548 Fl 381 and assessed to
JAMES EDWARD VANLUE and
MAXINE DAVIS-VANLUE, also
known as 9101 ROLLING VIEW
DR, LANHAM MD 20706, Tax Ac-
count No. 20-2208312 on the Tax
Roll of the Director of Finance.

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 12th day of Jan-
uary, 2015, 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 be-
fore the 6th day of February, 2015,
warning all persons interested in the
property to appear in this Court by
the 17th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of re-
demption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115807 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

ROBERT C. YOUNG, JR

SERVE:
10300 ROLAND LN
FORT WASHINGTON MD 20744

AND

KANYARATH YOUNG

SERVE:
10300 ROLAND LN
FORT WASHINGTON MD 20744

AND

BRANCH BANKING AND TRUST
COMPANY

SERVE:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

EDWARD P. BARKER, TRUSTEE

SERVE:
150 SOUTH STRATFORD ROAD
WINSTON SALEM, NC 27104

AND

WILLIAM J. ZIEGLER, TRUSTEE

SERVE:
150 SOUTH STRATFORD ROAD
WINSTON SALEM, NC 27104

AND

DAVID T. AX, TRUSTEE

SERVE:
150 SOUTH STRATFORD ROAD
WINSTON SALEM, NC 27104

AND

ELIZABETH ROLAND

SERVE:
17932 BEECH LN
ACCOKEEK, MD 20607

AND

HOUSEHOLD FINANCE CORPO-
RATION III

SERVE ON:
THE CORPORATION TRUST, IN-
CORPORATED, RESIDENT
AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

MORTGAGE TWO CORPORA-
TION, TRUSTEE

SERVE ON:
THE CORPORATION TRUST, IN-
CORPORATED, RESIDENT
AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

10300 ROLAND LN
FORT WASHINGTON MD 20744

And

Unknown Owner of the property
10300 ROLAND LN described as
follows: Property Tax ID 05-0380857
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34206

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

Near Friendly T-dt S/b 06/22/05
L22332 F283, 17,700,000 Sq. Ft. &
Imps, Map 123 Grid C2 Par 065,
Assmt \$138,500 Lib 22332 Fl 283 and
assessed to ROBERT C. YOUNG, JR
and KANYARATH YOUNG, also
known as 10300 ROLAND LN,
FORT WASHINGTON MD 20744,
Tax Account No. 05-0380857 on the
Tax Roll of the Director of Finance.

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 12th day of Jan-
uary, 2015, 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 be-
fore the 6th day of February, 2015,
warning all persons interested in the
property to appear in this Court by
the 17th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of re-
demption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115808 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

PEARL L. HEETER

SERVE:
5303 SALIMA ST
CLINTON MD 20735

SERVE:
4804 RODGERS DR
CLINTON MD 20735

AND

NVR MORTGAGE FINANCE, INC.
F/K/A RYAN FINANCIAL SERV-
ICES, INC.

SERVE ON:
CSC LAWYERS INCORPORATING
SERVICE COMPANY, RESIDENT
AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

JOHN P. COONEY, TRUSTEE

SERVE:
6501 LOISDALE COURT
SPRINGFIELD, VA 22150

AND

JOHN W. UNDERWOOD,
TRUSTEE

SERVE:
6501 LOISDALE COURT
SPRINGFIELD, VA 22150

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

4804 RODGERS DR
CLINTON MD 20735

And

Unknown Owner of the property
4804 RODGERS DR described as
follows: Property Tax ID 09-0871046
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest in the
property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34207

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

9,750,000 Sq. Ft. & Imps. Temple
Hill Estate Lot 13 Blk C, Assmt
\$197,200 Lib 13145 Fl 645 and as-
sessed to PEARL L. HEETER, also
known as 4804 RODGERS DR,
CLINTON MD 20735, Tax Account
No. 09-0871046 on the Tax Roll of
the Director of Finance.

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 12th day of Jan-
uary, 2015, 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 be-
fore the 6th day of February, 2015,
warning all persons interested in the
property to appear in this Court by
the 17th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of re-
demption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115809 (1-22,1-29,2-5)

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

JAMES WINSTON SMITH, II,
PERSONAL REPRESENTATIVE OF
THE ESTATE OF
JAMES WINSTON SMITH

SERVE:
15715 RIDING STABLE RD
LAUREL MD 20707

SERVE:
14 E. SEMINARY ST
MERCERSBURG, PA 17236

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

15715 RIDING STABLE RD
LAUREL MD 20707

And

Unknown Owner of the property
15715 RIDING STABLE RD de-
scribed as follows: Property Tax ID
10-1113745 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34208

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

Pt of Par 148 (0306ac Dfr to PG Co
L14 140 F322 2001), 42,227,000 Sq.
Ft. & Imps, Map 002 Grid C3 Par
148, Assmt \$533,600 Lib 11692 Fl 484
and assessed to JAMES WINSTON
SMITH, II, also known as 15715
RIDING STABLE RD, LAUREL MD
20707, Tax Account No. 10-1113745
on the Tax Roll of the Director of Fi-
nance.

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 12th day of Jan-
uary, 2015, 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 be-
fore the 6th day of February, 2015,
warning all persons interested in the
property to appear in this Court by
the 17th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of re-
demption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115810 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

THE ESTATE OF
MARC D. HARRISON

SERVE ON:
DARA JENNINGS, PERSONAL
REPRESENTATIVE
17203 MADRILLON WAY
ACCOKEEK, MD 20607

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

802 REID TER
FORT WASHINGTON MD 20744

And

Unknown Owner of the property
802 REID TER described as follows:
Property Tax ID 05-0391912 on the
Tax Roll of Prince George's County,
the unknown owner's heirs, de-
visees, and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns, or successors in
right, title and interest in the prop-
erty.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34209

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

11,024,000 Sq. Ft. & Imps. Fort
Washington Es Lot 25 Blk E, Assmt
\$181,500 Lib 09280 Fl 127 and as-
sessed to MARC D HARRISON, also
known as 802 REID TER, FORT
WASHINGTON MD 20744, Tax Ac-
count No. 05-0391912 on the Tax Roll
of the Director of Finance.

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 12th day of Jan-
uary, 2015, 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
6th day of February, 2015, warn-
ing all persons interested in the prop-
erty to appear in this Court by the
17th day of March, 2015 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of re-
demption in the property, and vesting
in the Plaintiff a title, free and clear
of all encumbrances.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115811 (1-22,1-29,2-5)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,
LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

JOY M. SHAY

SERVE:
1311 RAY RD
HYATTSVILLE MD 20782

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

1311 RAY RD
HYATTSVILLE MD 20782

And

Unknown Owner of the property
1311 RAY RD described as follows:
Property Tax ID 17-1957562 on the
Tax Roll of Prince George's County,
the unknown owner's heirs, de-
visees, and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns, or successors in
right, title and interest in the prop-
erty.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
M. ANDREE GREEN,
COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 14-34210

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

5,830,000 Sq. Ft. & Imps. Carrington
Lot 6 Blk D, Assmt \$169,600 Lib
11838 Fl 745 and assessed to JOY M
SHAY

LEGALS

File: SPE 14-PG-5491

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff

vs.

Marvella T. Patton, DeVere Patton Jr., Whitehouse Federal Credit Union, U.S. Bank Trust N.A., Mortgage Electronic Registration Systems, Inc., Ross J. Kellas, Trustee, National Real Estate Information Services, Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 06 of Prince George's County, Maryland known as 5604 LEON ST, SUITLAND, MD 20746 and described as 20,637,000 Sq. Ft. & Imps. Manchester Knolls Lot 18 Assmt \$250,800 Lib 16581 Fl 278 and being assessed as Account No. 6-0538348 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32140

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Sydney J. Harrison, Clerk
115776 (1-22,1-29,2-5)

File: SPE 14-PG-5447

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff

vs.

Jose L. Ramos, Elsa Ramos, Mortgage Electronic Registration Systems, Inc. as Beneficiary for First National Bank of Arizona, Howard N. Bierman, Substitute Trustee, Jacob Gessing, Substitute Trustee, Carrie M. Ward, Substitute Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 04 of Prince George's County, Maryland known as 12728 MARTIN RD, BRANDYWINE, MD 20613 and described as Trs Dt Sb 9/23/04 L20351 F 287 6.4700 Acres. & Imps. Assmt \$277,800 Map 147 Grid A3 Par 038 Lib 27444 Fl 074 and being assessed as Account No. 4-0261180 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32154

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Sydney J. Harrison, Clerk
115781 (1-22,1-29,2-5)

File: SPE 14-PG-5492

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff

vs.

Simon Reed Jr., Simon D. Reed III, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 06 of Prince George's County, Maryland known as 4203 BYERS ST, CAPITOL HEIGHTS, MD 20743 and described as Lot 1 Ex 1998 SF & Tri At S C Or Of Pt Lot 2 9,035.0000 Sq. Ft. & Imps. Cedar Valley Blk A Assmt \$169,000 lib 0000 Fl 000 and being assessed as Account No. 6-0544320 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32143

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Sydney J. Harrison, Clerk
115777 (1-22,1-29,2-5)

LEGALS

File: SPE 14-PG-5489

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff

vs.

Laurence A. Weston, Peter V. Weston, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 06 of Prince George's County, Maryland known as 6600 INSEY ST, DISTRICT HEIGHTS, MD 20747 and described as 6,787.0000 Sq. Ft. & Imps. Berkshire Lot 20 Blk 8 Assmt \$163,300 Lib 20876 Fl 712 and being assessed as Account No. 6-0510974 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32151

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Sydney J. Harrison, Clerk
115778 (1-22,1-29,2-5)

LEGALS

File: SPE 14-PG-5420

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff

vs.

David Clayman, Selma S. Clayman, Bank of America, N.A., PRLAP, Inc., Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 21 of Prince George's County, Maryland known as 7005 LOVELL DR, HYATTSVILLE, MD 20782 and described as 17,207.0000 Sq. Ft. & Imps. College Heights Lot 6 Blk 49 Assmt \$355,400 Lib 00000 Fl 000 and being assessed as Account No. 21-2307858 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32152

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Sydney J. Harrison, Clerk
115779 (1-22,1-29,2-5)

File: SPE 14-PG-5422

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff

vs.

Henry Ho, Nguyen T. Phuong, Chevy Chase Bank FSB, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust, Laura H.G. O'Sullivan, Substitute Trustee, Erin M. Brady, Substitute Trustee, Diana C. Theologou, Substitute Trustee, Johnathan Elefant, Substitute Trustee, Laura T. Curry, Trustee Trustee, Chasity Brown, Substitute Trustee, Jon Gasior, Substitute Trustee, Janelle Allison, Trustee, Robert Bystrowski, Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 21 of Prince George's County, Maryland known as 8908 TONBRIDGE TER, HYATTSVILLE, MD 20783 and described as Rsb Pt Lts1-3 & Par A, j E Gorrie S L6429f 730(03 Eai-x Trs) 9,525.0000 Sq. Ft. & Imps. Holly Hill Farm- Lot 33 Blk A Assmt \$361,500 Lib 0000 Fl 000 and being assessed as Account No. 21-2317758 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32153

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Sydney J. Harrison, Clerk
115780 (1-22,1-29,2-5)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

PASCALE C. TINSLEY
DAOUDA KAMAGATE
1852 Dutch Village Drive,
Unit # S-210,
ARTA 1852 Dutch Village Drive,
Unit R-269
Landover, MD 20785

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-13623

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1852 Dutch Village Drive, Unit # S-210, ARTA 1852 Dutch Village Drive, Unit R-269, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$51,920.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115828 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

KEVIN OWENS
SHARON D. OWENS AKA
SHARON OWENS
8405 Sweeney Drive
IRTA 8305 Cedarview Court
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-10833

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8405 Sweeney Drive, IRTA 8305 Cedarview Court, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$348,040.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115763 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Charles S. Smith
Tina Annazetta Smith
1700 Dennis Court
District Heights, MD 20747

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36338

Notice is hereby given this 12th day of January, 2015 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 12th day of February, 2015, 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 12th day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$239,880.67. The property sold herein is known as 1700 Dennis Court, District Heights, MD 20747.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115768 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Alfredo L. LaPorte
1008 10th Street
Laurel, MD 20707

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-22407

Notice is hereby given this 12th day of January, 2015 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 12th day of February, 2015, 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 12th day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$206,299.51. The property sold herein is known as 1008 10th Street, Laurel, MD 20707.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115770 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Marshaun Webster
3205 Alysheba Court
Bowie, MD 20721

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04331

Notice is hereby given this 12th day of January, 2015 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 12th day of February, 2015, 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 12th day of February, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$307,230.00. The property sold herein is known as 3205 Alysheba Court, Bowie, MD 20721.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115747 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DEXTER D CRAIG
KONSWELLA L. THOMAS-CRAIG
6516 Walters Place
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-13473

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6516 Walters Place, 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 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February,

LEGALS

File: SPE 14-PG-5443

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.

Frances M. Cheney, John J. Harrison, Iona C. Harrison, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 04 of Prince George's County, Maryland known as 12307 MOLLY BERRY RD, UPPER MARLBORO, MD 20772 and described as 4.2300 Acres. & Imps. Assmt \$320,000 Map 137 Grid C3 Par 033 Lib 33921 Fl 091 and being assessed as Account No. 4-0254201 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32155

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115782 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ORQUIDEA I. MEDINA
AHMED I. GUERRA
7115 Carriage Hill Drive
Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-17960

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7115 Carriage Hill Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$362,271.22.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115821 (1-22,1-29,2-5)

File: SPE 14-PG-5417

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.

Carol T. Cissel Revocable Trust, Carol T. Cissel, Bank of America, N.A., PRLAP, Inc., Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 21 of Prince George's County, Maryland known as 8911 57TH AVE, COLLEGE PARK, MD 20740 and described as Pt Lt 4 Sq 8990.56f & Ptl 5 Eq 733 7.98 Imps F R2299642 99) 16,328.0000 Sq. Ft. & Imps. Charlton Heights Blk 26 Assmt \$209,600 Lib 31358 Fl 386 and being assessed as Account No. 21-2286607 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32156

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115783 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JOSEPH E. RICKS, JR.
GWENDOLYN RICKS
7003 Shepherd Street
Landover Hills, MD 20784

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-20164

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7003 Shepherd Street, Landover Hills, 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 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$127,500.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115822 (1-22,1-29,2-5)

File: SPE 14-PG-5416

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.

Louis D. Arnold, Benny R. Guevara, Bank of America, N.A., Carrie Ward, Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 21 of Prince George's County, Maryland known as 3509 WOFFORD CT, COLLEGE PARK, MD 20740 and described as 11,140.0000 Sq. Ft. & Imps. College Park Woods Lot 27 Blk J Assmt \$238,700 Lib 06670 Fl 318 and being assessed as Account No. 21-2286409 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32157

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115784 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

FUNMILAYO M. BELLO
GANY B. BELLO
9720 Maryland Street
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-18076

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9720 Maryland Street, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$196,500.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115823 (1-22,1-29,2-5)

LEGALS

File: SPE 14-PG-5430

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.

Paul H. Taylor, Carolyn P. Taylor, Bank of America, N.A., PRLAP, Inc., Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 21 of Prince George's County, Maryland known as 8511 NIGHTINGALE DR, LANHAM, MD 20706 and described as 9,397.0000 Sq. Ft. & Imps Woodlark Lot 10 Blk E Assmt \$221,700 Lib 04203 Fl 057 and being assessed as Account No. 21-2403202 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32169

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115785 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

THERINA ROBINSON
13110 Marlton Center Drive
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27669

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13110 Marlton Center Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$256,509.29.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115824 (1-22,1-29,2-5)

LEGALS

File: SPE 14-PG-5421

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.

Stephen Fox, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 21 of Prince George's County, Maryland known as 6905 WAKE FOREST DR, COLLEGE PARK, MD 20740 and described as 8,070.0000 Sq. Ft. & Imps. College Park Lot 59 Blk D and being assessed as Account No. 21-2316446 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32171

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115787 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JOHN LINDSEY
ANDRE SMITH
2600 Markham Lane
Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-22100

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2600 Markham Lane, 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 17th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of February, 2015.

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

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

True Copy—Test:
Sydney J. Harrison, Clerk
115825 (1-22,1-29,2-5)

File: SPE 14-PG-5554

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.

Ahmad Etal Yahya, Johnson Kolowaole Olawoyin, Deutsche Bank National Trust Company, as Trustee for Argent Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series 2005-W4, Under the Pooling and Servicing Agreement, Mark H. Wittstadt, Substitute Trustee, Gerard Wm. Wittstadt, Jr., Substitute Trustee, GMAC Mortgage, LLC a/k/a GMAC Mortgage Corporation D/B/A Ditech.com, Jeffrey B. Fisher, Substitute Trustee, Martin S. Goldberg, Substitute Trustee, Ibronke Sobande, Substitute Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 7 of Prince George's County, Maryland known as 12902 CRICKMORE TRC, BOWIE, MD 20720 and described as 16,055.0000 Sq. Ft. & Imps. Fairwood Lot 13 Blk AA Assmt \$526400 Lib 00000 Fl 000 and being assessed as Account No. 7-3530342 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32170

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115786 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

SHAWN SIMONS
MELISSA GONZALEZ
14617 Berry Road
Accokeek, MD 20607

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27642

Notice is hereby given this 15th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale

LEGALS

File: SPE 14-PG-5370

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.
Defendants

James A. Jones Jr., All State Siding Corporation, Unknown Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 18 of Prince George's County, Maryland known as 411 ZELMA AVE, CAPITOL HEIGHTS, MD 20743 and described as Lot 31 & N 10 Ft Lt 32 6,500.0000 Sq. Ft. & Imps. Kings Sub Assmt \$134,500 Lib 05347 FI 261, and being assessed as Account No. 18-2035442 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-32173

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115788 (1-22,1-29,2-5)

NOTICE

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

Theodore W Proctor and
Nicole R On'gele
Defendants

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

CIVIL NO. CAEF 14-15544

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12406 Appleby Court, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$271,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115813 (1-22,1-29,2-5)

File: SPE 14-PG-5286

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.
Defendants

Earl T. Burton, Shirley A. Burton, Encore Credit Corporation, Fidelity National Title Insurance Company of New York, A New York Corporation, Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 13 of Prince George's County, Maryland known as 11302 SHERRINGTON CT, UPPER MARLBORO, MD 20774 and described as 18,520.0000 Sq. Ft. & Imps. Northampton Lot 44 Blk B Assmt \$244,900 Lib 13794 FI 647, and being assessed as Account No. 13-1537661 on the Tax Roll of the Director of Finance,

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-32174

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115789 (1-22,1-29,2-5)

NOTICE

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

Gayle F O'Bryant
Defendant

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

CIVIL NO. CAEF 14-04335

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7114 Cipriano Springs Drive, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$126,167.85.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115814 (1-22,1-29,2-5)

File: SPE 14-PG-5411

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.
Defendants

Calvin Marshall, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 20 of Prince George's County, Maryland known as 3102 LAVALL CT, UPPER MARLBORO, MD 20774 and described as CAE07-30618 W/TDT 12/28/08 16,210.000 Sq. Ft. & Imps. La Dova Heights Lot 40 Blk C Assmt \$201,500 Lib 30336 FI 417 and being assessed as Account No. 20-2236503 on the Tax Roll of the Director of Finance,

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-32175

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115790 (1-22,1-29,2-5)

NOTICE

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

Estate Of Lavata W. Wood
Defendant

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

CIVIL NO. CAEF 14-17966

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1005 Merganser Court, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$215,315.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115815 (1-22,1-29,2-5)

LEGALS

File: SPE 14-PG-5218

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.
Defendants

Revonda Torrea Barber, Nathaniel E.O. Barber, JP Morgan Chase Bank, N.A., Kathleen Hough, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 10 of Prince George's County, Maryland known as 11416 HERMOSA DR, LAUREL, MD 20708 and described as 2,309.0000 Sq. Ft. & Imps. Montpelier Hills- Lot 11 Blk M Assmt \$238,400 Lib 00000 FI 000, and being assessed as Account No. 10-1000942 on the Tax Roll of the Director of Finance,

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-32176

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115791 (1-22,1-29,2-5)

NOTICE

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

Arinola O Awosika
Defendant

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

CIVIL NO. CAEF 14-13796

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10538 Storch Drive, Lanham Seabrook, Maryland 20706 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$118,500.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115816 (1-22,1-29,2-5)

LEGALS

File: SPE 14-PG-5376

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.
Defendants

Genevieve Ruffin, Wachovia Bank, NA, as Trustee of the Security National Mortgage Loan Trust 2005-1, James Madison Mortgage Company, Robert N. Kemp, Jr., Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 18 of Prince George's County, Maryland known as 1117 JANSEN AVE, CAPITOL HEIGHTS, MD 20743 and described as Lots 22.23.24.25 8,000.0000 Sq.Ft. & Imps. Gr Capitol Heights Blk 51 Assmt \$144,800 Lib 10370 FI 200, and being assessed as Account No. 18-2083574 on the Tax Roll of the Director of Finance,

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-32177

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115792 (1-22,1-29,2-5)

NOTICE

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

Joy Smith
Defendant

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

CIVIL NO. CAEF 14-24248

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1205 Stockport Court, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$225,100.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115820 (1-22,1-29,2-5)

File: SPE 14-PG-5230

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,

Plaintiff
vs.
Defendants

8663 Cherry Lane LLC, The Columbia Bank, Scott Nicholson, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 10 of Prince George's County, Maryland known as 8663 CHERRY LN, LAUREL, MD 20707 and described as 8,090.0000 Sq. Ft. & Imps. Washington Park In Assmt \$386,500 Lib 33172 FI 074 and being assessed as Account No. 10-1100437 on the Tax Roll of the Director of Finance,

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-32178

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115793 (1-22,1-29,2-5)

NOTICE

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

Bernard Galloway A/K/A Edward Bernard Galloway and
Deenice W. Galloway
Defendants

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

CIVIL NO. CAEF 14-24410

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11209 Kettering Place, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$284,689.93.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115818 (1-22,1-29,2-5)

THE PRINCE GEORGE'S POST

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LEGALS

File: SPE 14-PG-5318

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,
Plaintiff
vs.
James F. Lanihan, Trustee, Dorothy M. Lanihan, Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 14 of Prince George's County, Maryland known as 3912 WINCHESTER LN, BOWIE, MD 20715 and described as 17,574.0000 Sq. Ft. & Imps. Whitehall At Lot 33 Blk 224 Assmt \$239,700 Lib 09098 FI 281 and being assessed as Account No. 14-1708841 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32196

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115796 (1-22,1-29,2-5)

File: SPE 14-PG-5316

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,
Plaintiff
vs.

Audrey Austin, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 14 of Prince George's County, Maryland known as 7112 KURTH LN, LANHAM, MD 20706 and described as 1,672.0000 Sq. Ft. & Imps. Woodstream Village Lot 281 Blk A Assmt \$207,900 Lib 05546 FI 796, and being assessed as Account No. 14-1684216 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32198

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115798 (1-22,1-29,2-5)

File: SPE 14-PG-5433

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,
Plaintiff
vs.

Brian Culp, Cecilia A. Picard-Culp, American Bank, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 03 of Prince George's County, Maryland known as 14039 REVEREND BOUCHER PL, UPPER MARLBORO, MD 20772 and described as Plat 33 1,500.0000 Sq. Ft. & Imps. Villages of Marlboro Lot 6 Blk M Assmt \$220,100 Lin 20429 FI 626 and being assessed as Account No. 3-0226563 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-32199

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115799 (1-22,1-29,2-5)

File: SPE 14-PG-5668

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,
Plaintiff
vs.

Thomas Lee Toomer, Joyce E. Toomer, TIM, INC as Trustee for Bank of America, NA, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 9 of Prince George's County, Maryland known as 7811 HEFLIN DR, CLINTON, MD 20735 and described as SUB 29,490.0000 Sq. Ft. & Imps. Charles G. Schultz Lot 25 Assmt \$383,600 Lib 07087 FI 700 and being assessed as Account No. 9-0857227 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-34127

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115800 (1-22,1-29,2-5)

File: SPE 14-PG-5353

TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

TES Custodian for SPE 2014 LLC,
Plaintiff
vs.

Jorge A. Vasquez, Isilda E. Vasquez, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in District 17 of Prince George's County, Maryland known as 7114 ADELPHI RD, HYATTSVILLE, MD 20782 and described as 9,977.0000 Sq. Ft. & Imps. College Heights Te Lot 1 Blk B Assmt \$307,400 Lib 16373 FI 365 and being assessed as Account No. 17-1841337 on the Tax Roll of the Director of Finance on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 14-34178

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of January, 2015, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of February, 2015, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of March, 2015, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115801 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SYLVIA MARIE FREEMAN

Notice is given that Reba A McGinnis, whose address is 909 Jennings Mill Drive, Bowie, MD 20721 was on January 20, 2015 appointed personal representative of the estate of Sylvia Marie Freeman, who died on January 5, 2015 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 20th day of July, 2015.

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.

REBA A MCGINNIS
Personal Representative

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

Estate No. 98735
115959 (1-29,2-5,12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY MAE HENSCHEL

Notice is given that Dana C Henschel whose address is 513 Norton Lane, Arnold, MD 20112 was on January 22, 2015 appointed personal representative of the estate of Dorothy Mae Henschel who died on December 16, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of July, 2015.

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 C HENSCHEL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

Estate No. 98764
115960 (1-29,2-5,12)

LEGALS

COUNTY EXECUTIVE HEARING

THE COUNTY EXECUTIVE OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

ON PROPOSED FISCAL YEAR 2016 BUDGET

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

The public hearing on this proposal will be held on:

THURSDAY, FEBRUARY 12, 2015
7:00 P.M.

LAUREL HIGH SCHOOL
8000 CHERRY LANE
LAUREL, MARYLAND 20707

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

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

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE
RUSHERN L. BAKER, III
County Executive

115849 (1-29,2-5)

The Prince George's Post

Call 301 627 0900

Fax 301 627 6260

NOTICE

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

Plaintiffs

Carla A. Walker and
Harrison K. Walker

Defendants

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

CIVIL NO. CAEF 14-27638

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4710 Medora Drive, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$205,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

115819 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

Winston A. White and
Monica L. White

Defendants

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

CIVIL NO. CAEF 13-32275

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13011 Claxton Drive, Laurel, Maryland 20708 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$216,161.70.

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

True Copy—Test:
Sydney J. Harrison, Clerk

115817 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

Latiffany Taylor-McCain

Defendant

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

CIVIL NO. CAEF 13-32274

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5955 Hil Mar Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$141,078.60.

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

True Copy—Test:
Sydney J. Harrison, Clerk

115826 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

Torrey Wells and
Tawanna P. Wells

Defendants

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

CIVIL NO. CAEF 13-36348

ORDERED, this 15th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3411 Edwards Street, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2015, next.

The report states the amount of sale to be \$125,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk

115829 (1-22,1-29,2-5)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

PATRICK G. BENNETT, JR.
ANDREA C. BENNETT
216 Yorknolls Drive
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05748

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 216 Yorknolls Drive, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$106,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115751 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

AALIYA QUEEN
DAVID MAGBY
4023 Silver Park Terrace
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00453

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4023 Silver Park Terrace, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$227,717.58.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115752 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DERICK GILLIAM
AUREA GILLIAM
2700 Melisa Drive
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02353

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2700 Melisa Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$404,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115753 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

PORTIA R. HOLLOMAN
5517 Hartfield Avenue
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27838

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5517 Hartfield Avenue, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$173,250.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115754 (1-22,1-29,2-5)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

SEAN A. LOWERY
RUTH B. SUMMERS
11610 Prospect Hill Road
Glenn Dale, MD 20769

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-18145

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11610 Prospect Hill Road, 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 before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

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

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115755 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LEE MCBRYDE
JOYCE W. MCBRYDE
317 Alastair Street
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-27777

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 317 Alastair Street, 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 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$479,072.36.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115756 (1-22,1-29,2-5)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LILLIE K. WEST
100 College Station Drive
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02583

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 100 College Station 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 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$187,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115749 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

KIMBERLY A. WILLIAMS
13021 Elkridge Street
Beltsville, MD 20705

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04446

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13021 Elkridge Street, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$252,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115757 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

VIETTA V. CUNNINGHAM
MICHAEL E. CUNNINGHAM
1138 Booker Drive
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-07870

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1138 Booker Drive, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$64,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115758 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ALTHEA W. FINNEY
10778 Castleton Turn
IRTA 10778 Castleton
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-24116

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10778 Castleton Turn, IRTA 10778 Castleton, 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 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$150,154.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115760 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ROSA LEE TURNER
6120 54th Avenue
Riverdale, MD 20737

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-29377

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6120 54th Avenue, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

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

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115761 (1-22,1-29,2-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ANN M. LEWIS
292 Harry S. Truman Drive,
Unit # 217
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-22208

Notice is hereby given this 12th day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 292 Harry S. Truman Drive, Unit # 217, 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 12th day of February, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of February, 2015.

The report states the purchase price at the Foreclosure sale to be \$125,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115762 (1-22,1-29,2-5)

LEGALS

NOTICE

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

Plaintiffs

vs.

Jean C. Kamga and Deshawn L. Kamga

Defendants

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

CIVIL NO. CAEF 14-22466

ORDERED, this 12th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8402 James Street, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015 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 12th day of February, 2015, next.

The report states the amount of sale to be \$211,750.24.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115748 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

vs.

Nida E Pittman aka Nida Pittman

Defendant

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

CIVIL NO. CAEF 14-24321

ORDERED, this 12th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6618 March Drive, Oxon Hill, Maryland 20745 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 12th day of February, 2015 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 12th day of February, 2015, next.

The report states the amount of sale to be \$189,000.00.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115764 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

vs.

Lashan Thomas aka Lashan D. Thomas

Defendant

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

CIVIL NO. CAEF 14-27690

ORDERED, this 12th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4604 Morgan Road, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015 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 12th day of February, 2015, next.

The report states the amount of sale to be \$161,000.00.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115765 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

vs.

Kisha L. Brown and David J. Brown

Defendants

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

CIVIL NO. CAEF 14-23319

ORDERED, this 12th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10101 Prince Place 203, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of February, 2015 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 12th day of February, 2015, next.

The report states the amount of sale to be \$46,750.00.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115766 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

vs.

Oscar Romano and Jancy M. Romano-Argueta

Defendants

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

CIVIL NO. CAEF 14-27768

ORDERED, this 12th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8655 Greenbelt Road #12, Greenbelt, Maryland 20770 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 12th day of February, 2015 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 12th day of February, 2015, next.

The report states the amount of sale to be \$228,069.01.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115772 (1-22,1-29,2-5)

NOTICE

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

Plaintiffs

vs.

Enoch Walker

Defendant

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

CIVIL NO. CAEF 14-22424

ORDERED, this 12th day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5524 Hill Way, Suitland, Maryland 20746-0000 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 12th day of February, 2015 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 12th day of February, 2015, next.

The report states the amount of sale to be \$165,550.00.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Sydney J. Harrison, Clerk
115767 (1-22,1-29,2-5)

THE PRINCE GEORGE'S POST

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LEGALS

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

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

**9010 PHYLLIS DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Kudi S Njemba, dated March 19, 2008, and recorded in Liber 29551 at folio 412 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:00 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-26436)

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

115723 (1-22,1-29,2-5)

LEGALS

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

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

**1709 APPLE BLOSSOM COURT
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Eyaya Zeleke and Yeshe Zeleke, dated June 18, 2003, and recorded in Liber 18354 at folio 641 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:01 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-48931)

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

115724 (1-22,1-29,2-5)

LEGALS

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

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

**7908 WEST PARK DRIVE
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Leonard A. Gilfillan and Yvonne E. Gilfillan, dated December 12, 2007, and recorded in Liber 29224 at folio 076 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:03 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 14-607025)

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

115725 (1-22,1-29,2-5)

LEGALS

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

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

**7024 COMMANDER HOWE TERRACE
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Lucretia Ellis, dated December 30, 2004, and recorded in Liber 21518 at folio 087 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:04 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-20685)

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

115726 (1-22,1-29,2-5)

LEGALS

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

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

**2503 DUNROBIN DRIVE
MITCHELLVILLE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Moriba J Hines and Shannon Hines, dated June 22, 2007, and recorded in Liber 28205 at folio 446 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:05 AM**

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

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 \$60,000.00 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 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-29044)

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

115727 (1-22,1-29,2-5)

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.**

**3510 MORLOCK LANE
BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from Shannon Mejia and Luis Mejia, dated September 28, 2005, and recorded in Liber 23611 at folio 400 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 10, 2015
AT 9:06 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601504)

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

115728 (1-22,1-29,2-5)

**T H E P R I N C E
G E O R G E ' S P O S T**

C a l l 3 0 1 - 6 2 7 - 0 9 0 0 F a x 3 0 1 - 6 2 7 - 6 2 6 0

S U B S C R I B E T O D A Y !

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

MOHAMMED E MOTALIB

SERVE: 1903 CHILLUM RD
HYATTSVILLE MD 20782

AND

LUCKY HAROON

Defendants

SERVE: 1903 CHILLUM RD
HYATTSVILLE MD 20782

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1903 CHILLUM RD
HYATTSVILLE MD 20782

And

Unknown Owner of the property 1903 CHILLUM RD described as follows: Property Tax ID 17-1919752 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

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.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34228

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:

17TH Election District 6,763 Sq.Ft. & Imps. Avondale Terrace Lot 3 Blk A, Assmt \$178,600 Lib 350778 F1 345 and assessed to MOHAMMED E MOTALIB and LUCKY HAROON, also known as 1903 CHILLUM RD, HYATTSVILLE MD 20782, Tax Account No. 17-1919752 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115931 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

KI-HONG MIN

SERVE: 11200 CHERRY HILL ROAD #202
BELTSVILLE MD 20705

AND

CHERRY GLEN CONDOMINIUM, INC.

SERVE: LINDA S. MERICLE, P.A., RESIDENT AGENT
7600 HANOVER PARKWAY, SUITE 202
GREENBELT, MD 20770

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

11200 CHERRY HILL ROAD #202
BELTSVILLE MD 20705

And

Unknown Owner of the property 11200 CHERRY HILL ROAD #202 described as follows: Property Tax ID 01-0009837 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their

or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34230

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:

1st Election District 2,047 Sq. Ft. Imps. Cherry Glen Condo, Assmt \$120,000 Lib 14090 F1 058 and assessed to KI-HONG MIN and, also known as 11200 CHERRY HILL ROAD #202, BELTSVILLE MD 20705 Tax Account No. 01-0009837 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115933 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

KATHY HOLT

SERVE: 1810 CHILLUM RD
HYATTSVILLE MD 20782

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1810 CHILLUM RD
HYATTSVILLE MD 20782

And

Unknown Owner of the property 1810 CHILLUM RD described as follows: Property Tax ID 17-1911882 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115931 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

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:

17TH Election District Death Cert 2/16/07 3,504 Sq. Ft. & Imps. North Avondale Lot 10 Blk A, Assmt \$140,300 Lib 34588 F1 001 and assessed to KATHY HOLT and, also known as 1810 CHILLUM RD, HYATTSVILLE MD 20782, Tax Account No. 17-1911882 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 be-

fore the 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115932 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

JEAN H SHERRICK

SERVE: 8327 CARROLLTON PKWY
NEW CAROLLTON MD 20784

SERVE: 1707 TRURO ROAD
CROFTON, MD 21114

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

8327 CARROLLTON PKWY
NEW CAROLLTON MD 20784

And

Unknown Owner of the property 8327 CARROLLTON PKWY described as follows: Property Tax ID 20-2257780 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34231

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:

20TH Election District, 14,452. Sq. Ft. & Imps. Carrollton Lot 56 Blk 6d, Assmt \$173,700 Lib 04422 F1 393 and assessed to JEAN H SHERRICK and, also known as 8327 CARROLLTON PKWY, NEW CAROLLTON MD 20784 Tax Account No. 20-2257780 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115934 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

HOWARD WILLIAMS

SERVE: 9987 CAMPUS WAY, UNIT 130
UPPER MALBORO MD 20774

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9987 CAMPUS WAY, UNIT 130
UPPER MALBORO MD 20774

AND

JEAN S. WILLIAMS

SERVE: 9987 CAMPUS WAY, UNIT 130
UPPER MALBORO MD 20774

AND

THE PRINCE PLACE COMMUNITY ASSOCIATION, INC., A MARYLAND FORFEITED CORPO-

LEGALS

RATION

SERVE: C/O CLARK, RAPAPORT & SKALNY, LLC
3525 ELLICOTT MILLS DRIVE, SUITE D
ELLICOTT CITY, MARYLAND
21043

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9987 CAMPUS WAY, UNIT 130
UPPER MALBORO MD 20774

And

Unknown Owner of the property 9987 CAMPUS WAY, UNIT 130 described as follows: Property Tax ID 13-1519065 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34232

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:

13th Election District, 5,131. Sq. Ft. & Imps Prince Place At, Assmt \$146,000 Lib 4291 F1 161 and assessed to HOWARD WILLIAMS and JEAN S. WILLIAMS, also known as 9987 CAMPUS WAY, UNIT 130, UPPER MALBORO MD 20774 Tax Account No. 13-1519065 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115936 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

DEBORAH H. CHAMBERS

SERVE: 9806 LOCUST AVE
LANHAM, MD 20706

SERVE: 1211 BURKETON RD
HYATTSVILLE, MD 20783

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1211 BURKETON RD
HYATTSVILLE MD 20783

AND

Unknown Owner of the property 1211 BURKETON RD described as follows: Property Tax ID 17-1970466 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

It is thereupon this 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115935 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7,811,000 Sq. Ft. & Imps. Chillum Manor Lot 403 Blk E, Assmt \$174,100 Lib 04671 F1 594 and assessed to HERBERT B CHAMBERS and DEBORAH H. CHAMBERS,

LEGALS

1915 CAMPBELL DR
SUITLAND MD 20745

And

Unknown Owner of the property 1915 CAMPBELL DR described as follows: Property Tax ID 06-0647966 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34233

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:

6th Election District, SEC B OF LOT 3 5, 6,000. Sq. Ft. & Imps. Dupont Heights - R Blk 27, Assmt \$144,100 Lib 16205 F1 040 and assessed to PAXTON C SIMMONS and, also known as 1915 CAMPBELL DR, SUITLAND MD 20746 Tax Account No. 06-0647966 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115937 (1-29,2-5,2-12)

15783 EASTHAVEN CT, UNIT 305
BOWIE MD 20716

And

Unknown Owner of the property 15783 EASTHAVEN CT, UNIT 305 described as follows: Property Tax ID 07-0787481 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

7th Election District 1,927. Sq.Ft. & Imps. The Vistas as Bowie, Assmt \$180,000 Lib 34922 F1 243 and assessed to DWIGHT CAVE and, also known as 15783 EASTHAVEN CT, UNIT 305 BOWIE MD 20716, Tax Account No.

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

JOSEPH M LENNON, JR

SERVE: 1506 ELSON STREET
TAKOMA PARK MD 20912

AND

DONNA M BRUNNER

SERVE: 1506 ELSON STREET
TAKOMA PARK MD 20912

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1506 ELSON STREET
TAKOMA PARK MD 20912

AND

Unknown Owner of the property 1506 ELSON STREET described as follows: Property Tax ID 17-1908649 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34235**

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:

17th Election District 6, 104. Sq.F&Imps. Carole Highlands Lot 10 Blk N, Assmt \$191,100 Lib 05478 Fl 713 and assessed to JOSEPH M LENNON, JR and DONNA M BRUNNER, also known as 1506 ELSON STREET TAKOMA PARK MD 20912, Tax Account No. 17-1908649 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115938 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

REHOBOTH COMMUNITY PROJECT

SERVE: TYRONE HARROD, MANAGING MEMBER
12301 DAISY LANE
GLENN DALE MD 20769

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34239**

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:

Unit 2, 1,848,000 Sq. Ft. & Imps. The Markham View C, Assmt \$108,000 Lib 34359 Fl 387 and assessed to KENNETH WILLIS, also known as 2506 MARKHAM LN UNIT 2, LANDOVER MD 20785, Tax Account No. 13-3794732 on the Tax Roll of the Director of Finance.

AND

BETHEL REALTY SOLUTIONS CORP., LIEN HOLDER

SERVE: 10685-B HAZELHURST DRIVE # 10787
HOUSTON, TX 77043

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12301 DAISY LANE
GLENN DALE MD 20769

AND

Unknown Owner of the property

12301 DAISY LANE described as follows: Property Tax ID 14-1699966 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34238**

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:

14th Election District, Glendale 2005 Eai-x T RS 1,9900 Acres & Imps., Assmt \$205,200 Lib 32792 Fl 448 and assessed to REHOBOTH COMMUNITY PROJECT and, also known as 12301 DAISY LN, GLENN DALE MD 20769, Tax Account No. 14-1699966 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115940 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

KENNETH WILLIS

SERVE: 2506 MARKHAM LN UNIT 2
LANDOVER MD 20785

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

2506 MARKHAM LN UNIT 2
LANDOVER MD 20785

AND

Unknown Owner of the property 2506 MARKHAM LN UNIT 2 described as follows: Property Tax ID 13-3794732 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34239**

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:

Unit 2, 1,848,000 Sq. Ft. & Imps. The Markham View C, Assmt \$108,000 Lib 34359 Fl 387 and assessed to KENNETH WILLIS, also known as 2506 MARKHAM LN UNIT 2, LANDOVER MD 20785, Tax Account No. 13-3794732 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, by the Circuit Court for

LEGALS

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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115941 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

BISHR ANANI

SERVE: 6309 POWHATAN ST
RIVERDALE MD 20737

AND

CAPITAL ONE, NATIONAL ASSOCIATION
F/K/A CHEVY CHASE BANK, FSB

SERVE ON: CSC LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

DAVID G. SWEIDERK, TRUSTEE

SERVE: 7926 JONES BRANCH DRIVE
MCLEAN, VA 22102

AND

ROBERT BYSTROWSKI, TRUSTEE

SERVE: 7926 JONES BRANCH DRIVE
MCLEAN, VA 22102

AND

KENNETH E. COOPER

SERVE: 15490 SNOWY RIDGE PL
APT P
HUGHESVILLE, MD 20637

AND

GLORIA J. COOPER

SERVE: 15490 SNOWY RIDGE PL
APT P
HUGHESVILLE, MD 20637

AND

C. RICHARD BELL, TRUSTEE

SERVE:

AND

GUARANTY RESIDENTIAL LENDING, INC., SERVICER FOR CAPITOL MORTGAGE BANKERS, INC.

SERVE ON: THE CORPORATION TRUST, INCORPORATED, RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6309 POWHATAN ST
RIVERDALE MD 20737

AND

Unknown Owner of the property 6309 POWHATAN ST described as follows: Property Tax ID 19-2165736 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34242**

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:

5,400,000 Sq. Ft. & Imps. Eastpines Lot 25 Blk D, Assmt \$133,000 Lib 19007 Fl 437 and assessed to BISHR ANANI, also known as 6309 POWHATAN ST, RIVERDALE MD

20737 Tax Account No. 19-2165736 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115944 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

STEPHEN J. WILLIAMS, MEMBER OF ROMEX COLLECTIVES, LLC, A FORFEITED MD LLC

SERVE: 9500 ARENA DRIVE, SUITE 280
LARGO, MD 20774

SERVE: 10202 PRINCE PL, UNIT 2-T2
UPPER MARLBORO MD 20774

SERVE: 5400 KENILWORTH AVE
HYATTSVILLE, MD 20737

AND

BRANCH BANKING AND TRUST COMPANY

SERVE: THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

JOHN D. SADLER, TRUSTEE

SERVE: 4800 MONTGOMERY LANE, 7TH FLOOR
BETHESDA, MD 20814

AND

CONDOMINIUM NO. ONE OF THE PINES, INC.

SERVE ON: CONDOMINIUM VENTURE, INC., RESIDENT AGENT
6300 WOODSIDE COURT, SUITE 10
COLUMBIA, MD 21046

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

10202 PRINCE PL, UNIT 2-T2
UPPER MARLBORO MD 20774

AND

Unknown Owner of the property 10202 PRINCE PL, UNIT 2-T2 described as follows: Property Tax ID 13-1390566 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

It is thereupon this 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34240**

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:

Unit 2-t-2 Bldg 2 2,653,000 Sq. Ft. & Imps. Pines Condominium, Assmt \$100,000 Lib 17991 Fl 670 and assessed to ROMEX COLLECTIVES, LLC, also known as 10202 PRINCE PL, UNIT 2-T2, UPPER MARLBORO MD 20774 Tax Account No. 13-1390566 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

LEGALS

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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115942 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

SHULTZ SIEGEL & WEISS, LLC

SERVE: 5457 TWIN KNOLLS ROAD, SUITE 101
COLUMBIA, MD 21045

SERVE: 10119 PRINCE PL, UNIT 203-2C
UPPER MALBORO MD 20774

SERVE: S.D.A.T. CHARTER DIVISION
301 W. PRESTON ST
BALTIMORE, MD 21201

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

10119 PRINCE PL, UNIT 203-2C
UPPER MALBORO MD 20774

AND

Unknown Owner of the property 10119 PRINCE PL, UNIT 203-2C described as follows: Property Tax ID 13-1420645 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

It is thereupon this 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34241**

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:

9th Supplement ARY Plat Unit 20 3-2c 1,613,000 Sq. Ft. & Imps. Treetop Condo, Assmt \$100,000 Lib 33722 Fl 503 and assessed to SHULTZ SIEGEL & WEISS, LLC, also known as 10119 PRINCE PL, UNIT 203-2C UPPER MALBORO MD 20774, Tax Account No. 13-1420645 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

MARGARET L. ISLEN

SERVE: 8501 STEVENSWOOD RD
BALTIMORE, MD 21244

SERVE: P.O. BOX 668
TEMPLE HILLS, MD 20748

SERVE: 3717 PORTAL AVE
TEMPLE HILLS MD 20748

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

3717 PORTAL AVE
TEMPLE HILL MD 20748

And

Unknown Owner of the property 3717 PORTAL AVE described as follows: Property Tax ID 12-1284520 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34243

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:

17,395,000 Sq. Ft. & Imps. Wagman Heights Lot 22 Blk A, Assmt \$173,400 Lib 06056 Fl 364 and assessed to MARGARET L ISLEN, also known as 3717 PORTAL AVE, TEMPLE HILLS MD 20748, Tax Account No. 12-1284520 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115945 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

WAH KUI CHIN

SERVE: 3509 OLIVER ST
HYATTSVILLE MD 20782

AND

SHEW HOY CHIN

SERVE: 3509 OLIVER ST
HYATTSVILLE MD 20782

AND

LIPTON LEE CHIN

SERVE: 3509 OLIVER ST
HYATTSVILLE MD 20782

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

3509 OLIVER ST
HYATTSVILLE MD 20782

And

Unknown Owner of the property 3509 OLIVER ST described as follows: Property Tax ID 16-1794635 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their

heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34244

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:

6,337,000 Sq. Ft. & Imps. Queens Chapel Mano Lot 16 Blk 14, Assmt \$229,000 Lib 13375 Fl 656 and assessed to WAH K. CHIN and SHEW CHIN and LIPTON CHIN, also known as 3509 OLIVER ST, HYATTSVILLE MD 20782, Tax Account No. 16-1794635 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115946 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

WENDELL BARNES

SERVE: 140 OLD ENTERPRISE RD
UNIT 129
UPPER MARLBORO MD 20774

AND

JOHN M. BUCHHEISTER

SERVE: 16199 TANYARD RD
UPPER MARLBORO, MD 20772

AND

SONABANK
F/K/A PRINCE GEORGE'S FEDERAL BANK

SERVE ON: GEORGIA S. DERICO, CHAIRMAN AND CEO
6830 OLD DOMINION DRIVE
MCLEAN, VA 22101

AND

DAVID H. GWYNN, TRUSTEE

SERVE: 14804 PRATT ST
UPPER MARLBORO, MD 20772

AND

JESS JOSEPH SMITH, TRUSTEE

SERVE: 14804 PRATT ST
UPPER MARLBORO, MD 20772

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

140 OLD ENTERPRISE RD UNIT 129
UPPER MARLBORO MD 20774

And

Unknown Owner of the property 140 OLD ENTERPRISE RD UNIT 129 described as follows: Property Tax ID 07-0801027 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for

LEGALS

Prince George's County, Maryland
CASE NO.:
CAE 14-34245

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:

Condominium 5,109,000 Sq. Ft. & Imps. Kettering Blk 24, Assmt \$160,000 Lib 35203 Fl 183 and assessed to WENDELL BARNES, also known as 140 OLD ENTERPRISE RD UNIT 129, UPPER MARLBORO MD 20774 Tax Account No. 07-0801027 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115947 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THE ESTATE OF DIANA M. STEWART

SERVE ON: JOSEPH STEWART, PERSONAL REPRESENTATIVE
111 S. MT AIRY AVENUE
EGG HARBOR TOWNSHIP, NJ
08234

AND

PENTAGON FEDERAL CREDIT UNION

SERVE ON: JAMES SCHENCK, PRESIDENT AND CEO
1001 N. FAIRFAX STREET
ALEXANDRIA, VA 22314

AND

DEBORAH L. AMES NAYLOR, TRUSTEE

SERVE: 1001 N. FAIRFAX STREET
ALEXANDRIA, VA 22314

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

13406 OLD CHAPEL RD
BOWIE MD 20720

Unknown Owner of the property 13406 OLD CHAPEL RD described as follows: Property Tax ID 14-1683663 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Unknown Owner of the property 13406 OLD CHAPEL RD described as follows: Property Tax ID 14-1683663 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34246

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:

23,140,000 Sq. Ft. & Imps. Highbridge Estates Lot 3 Blk A, Assmt \$203,100 Lib 03870 Fl 322 and assessed to JOSEPH J STEWART and DIANA M. STEWART, also known as 13406 OLD CHAPEL RD, BOWIE MD 20720, Tax Account No. 14-1683663 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, 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 13th day of February, 2015, warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115948 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

BANG YOON CHOI

SERVE: 9307 OGDEN PL
LANHAM MD 20706

AND

WELLS FARGO BANK, NA

SERVE: CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 1660
BALTIMORE, MD 21202

AND

JOHN E. DRISCOLL, III, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE 100
ROCKVILLE, MD 20850

AND

ROBERT E. FRAZIER, TRUSTEE

SERVE: BROCK & SCOTT PLLC
484 VIKING DR, STE 110
VIRGINIA BEACH, VA 23452

AND

JANA M. GANTT, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE 100
ROCKVILLE, MD 20850

AND

LAURA D. HARRIS, TRUSTEE

SERVE: 5040 CORPORATE WOODS DR, STE 120
VIRGINIA BEACH, VA 23462

AND

KIMBERLY LANE, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE 100
ROCKVILLE, MD 20850

AND

DEENA L. REYNOLDS, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE 100
ROCKVILLE, MD 20850

AND

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

PRLAP, INC., TRUSTEE

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9307 OGDEN PL
LANHAM MD 20706

And

Unknown Owner of the property 9307 OGDEN PL described as follows: Property Tax ID 20-2278877 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34247

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

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THE ESTATE OF JAMES LUKE THOMAS, SR

SERVE ON: LOUISE E. SAUNDERS, PERSONAL REPRESENTATIVE
6717 SEAT PLEASANT DRIVE
CAPITOL HEIGHTS, MD 20743

AND

BANK OF AMERICA, NA
F/K/A NATIONSBANK

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

MARGERY E. PATRICK, TRUSTEE

SERVE: 7178 GATEWAY DRIVE
COLUMBIA, MD 21045

AND

SHARON N. MAZZEL, TRUSTEE

SERVE: 7178 GATEWAY DRIVE
COLUMBIA, MD 21045

AND

CFNA RECEIVABLES (MD), INC
F/K/A CITIFINANCIAL, INC
F/K/A COMMERCIAL CREDIT CORPORATION

SERVE ON: THE CORPORATION TRUST INCORPORATED, RESIDENT AGENT
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9331 DARCY RD
UPPER MARLBORO MD 20774

And

Unknown Owner of the property 9331 DARCY RD described as follows: Property Tax ID 06-0442954 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN
BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34237

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:

Nr Browns Sta RD, 24,620,000 Sq. Ft. & Imps. Map 082 Grid D4 Par 231, Assmt \$143,100 Lib 06157 Fl 210 and assessed to JAMES L THOMAS, SR, also known as 9331 DARCY RD, UPPER MARLBORO MD 20774, Tax Account No. 06-0442954 on the Tax Roll of the Director of Finance.

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 20th day of January, 2015, by the Circuit Court for Prince George's County:

LEGALS

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff
vs.

CHARLES J MARSHALL

SERVE: 9104 WALLACE RD
LANHAM MD 20706

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9104 WALLACE RD
LANHAM MD 20706

And

Unknown Owner of the property 9104 WALLACE RD described as follows: Property Tax ID 20-2228302 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34288

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:

10,010,000 Sq. Ft. & Imps. Carsondale Lot 33, Assmt \$173,400 Lib 2096 Fl 65 and assessed to CHARLES J MARSHALL and MARY MARSHALL, also known as 9104 WALLACE RD, LANHAM MD 20706, Tax Account No. 20-2228302 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116046 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff
vs.

SAJID SHAH

SERVE: 10816 WEEPING WILLOW LN
BELTSVILLE MD 20705

AND

BG REALESTATE, LLC

SERVE ON: JOEL HOFFMAN, RESIDENT AGENT
966 HUNGERFORD DRIVE, SUITE 21B
ROCKVILLE, MD 20850

AND

JOEL I. HOFFMAN, TRUSTEE

SERVE: 966 HUNGERFORD DRIVE, SUITE 21B
ROCKVILLE, MD 20850

AND

CHERRYVALE HOMEOWNERS ASSOCIATION, INC.

SERVE ON: LAWRENCE I. WACHTEL, RESIDENT AGENT
1401 ROCKVILLE PIKE, SUITE 560
ROCKVILLE, MD 20852

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

10816 WEEPING WILLOW LN
BELTSVILLE MD 20705

And

Unknown Owner of the property 10816 WEEPING WILLOW LN described as follows: Property Tax ID 01-0050310 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34289

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:

1st Election District, Cae09-09305 Td T 02/22/2010 8,777. Sq. Ft. & Imps Cherryvale Plat 10 Lot 23 Bk I, Assmt \$315,200 Lib 33239 Fl 297 and assessed to SAJID SHAH, also known as 10816 WEEPING WILLOW LN, BELTSVILLE MD 20705, Tax Account No. 01-0050310 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116047 (2-5,2-12,2-19)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff
vs.

DOMINICK R TRANSOU

SERVE: 9712 LAKEPOINT COURT, UNIT 100
UPPER MARLBORO, MD 20774

SERVE: 10400 WESTRIDGE DR #5-101
BOWIE MD 20721

THE VISTAS AT LAKE ARBOR, A CONDOMINIUM, INC.

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

10400 WESTRIDGE DR #5-101
BOWIE MD 20721

And

Unknown Owner of the property 10400 WESTRIDGE DR #5-101 described as follows: Property Tax ID 13-1520733 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY
14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121
UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 14-34290

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:

LEGALS

13th Election District Bldg 5 Unit 5-101 2,497. Sq. Ft. & Imps. The Vistas at Lake, Assmt \$104,000 Lib 34482 Fl 091 and assessed to DOMINICK R TRANSOU, also known as 10400 WESTRIDGE DR #5-101, BOWIE MD 20721, Tax Account No. 13-1520733 on the Tax Roll of the Director of Finance.

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 26th day of January, 2015, 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 20th day of February, 2015, warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 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.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116048 (2-5,2-12,2-19)

NOTICE

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

vs.

Alton Garder and Cyber Building Products, Inc.

Defendants

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

CIVIL NO. CAEF 14-24192

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2429 Iverson Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2015, next.

The report states the amount of sale to be \$16,500.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115993 (2-5,2-12,2-19)

NOTICE

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

vs.

Wanda L Alexander and Charlie Johnson

Defendants

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

CIVIL NO. CAEF 14-24188

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 205 Inverness Lane, 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 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2015, next.

The report states the amount of sale to be \$327,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115994 (2-5,2-12,2-19)

NOTICE

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

vs.

Juneivan E Douglas

Defendant

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

CIVIL NO. CAEF 14-00315

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1101 East West Highway, Hyattsville, Maryland 20912 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2015, next.

The report states the amount of sale to be \$193,193.68.

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

True Copy—Test:
Sydney J. Harrison, Clerk
115995 (2-5,2-12,2-19)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
DANETTE PATRICE WARREN
Estate No.: 98332

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ALFRED J. SZCZEBICKI for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 10, 2015 at 9:30 AM.** This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

116083 (2-5,2-12)

NOTICE

IN THE MATTER OF:
Olaoluwatomiwa Samuel Ayomide Oladuwatunmi Favor Layi-Ojo

Temilolaoluwa Grace Ayooluwatunmi Debra Layi-Ojo

FOR THE CHANGE OF NAME TO:
Olatomiwa Samuel Ayomide Favor Layi-Ojo

Temilola Grace Debra Layi-Ojo

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 15-01343

A Petition has been filed to change the name of (Minor Children) Olaoluwatomiwa Samuel Ayomide Oladuwatunmi Favor Layi-Ojo to Olatomiwa Samuel Ayomide Favor Layi-Ojo and Temilolaoluwa Grace Ayooluwatunmi Debra Layi-Ojo to Temilola Grace Debra Layi-Ojo.

The latest day by which an objection to the Petition may be filed is February 23, 2015.

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

116070 (2-5)

NOTICE

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

vs.

Ella M. Hill

Defendant

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

CIVIL NO. CAEF 14-24225

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2314 Houston Street, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2015, next.

The report states the amount of sale to be \$60,000.00.

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

True Copy—Test:
Sydney J. Harrison, Clerk
116005 (2-5,2-12,2-19)

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

In the Matter of:
JAIMEIR J. L. FRAZIER, Minor

Guardianship No. GD-10571

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely JAIMEIR J. L. FRAZIER an infant male born on July 19, 2008 at Miami Valley Hospital, Dayton, Ohio to Jaszmine M. Frazier and Kamon D. Grant, having been filed, it is this 20th day of January, 2015.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Kamon D. Grant, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Kamon D. Grant, is hereby notified to show cause on or before the 29th day of April, 2015, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

116081 (2-5,2-12,2-19)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
February 24, 2015

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

TRANSFER

Rameshbhai K. Patel, President/Secretary/Treasurer, Young Joo Choi, Assistant Secretary, for a Class A, Beer, Wine and Liquor License for the use of Brinkley Spirits, Inc., t/a Kim's Liquors, 3223 Brinkley Road, Temple Hills, 20748 transfer from S&Y Corporation, t/a Kim's Liquors, Yong Suk Kim, President.

Steven Kong, President, Tony Kong, Secretary/Treasurer, for a Class B(R), Beer, Wine and Liquor License for the use of EWG, LLC, t/a King Kong Restaurant, 2350 University Blvd E., Adelphi, MD 20783, transfer from East Wind, Inc., t/a King Kong Restaurant, Steven Kong, President, Ai Kong, Vice President, Tony Kong, Secretary/Treasurer.

Joseph Livingood, Managing Member, Edward Antonetti, Resident Agent, for a Class C, (GCC), Beer, Wine and Liquor License for the use of LP Beverage, LLC, t/a Lake Presidential Golf Club, 3151 Presidential Golf Drive, Upper Marlboro, MD 20774, transfer from Lake Presidential Beverage Company, Inc., t/a Lake Presidential Golf Club, William W. Vaughan, II, President/Secretary/Treasurer.

NEW

Paulette Davis, Member, Desrene Cuff, Member, for a Class D, Beer License for the use of Caribbean Gardens, LLC, t/a Caribbean Gardens, 6331 New Hampshire Avenue, Takoma Park 20972.

Jose Escobar, President, Jose Portillo, Secretary, Dora Escobar, Treasurer, German Escobar, Vice President, for a new Class B(DD), Beer, Wine and Liquor License for the use of GFA Corp, t/a La Chaquita Restaurant III, 4819 Annapolis Road, Bladensburg, 20710.

Stanley Minniefield, President/Secretary/Treasurer, for a new Class B(BLX), Beer, Wine and Liquor License for the use of Outback Steakhouse of Bowie, t/a Outback Steakhouse, 6800 Racetrack Road, Bowie, 20715.

A hearing will be held at Bladensburg Town Hall, 4229 Edmonston Road, Bladensburg, Maryland 20710, **10:00 a.m., Tuesday, February 24, 2015.** Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
January 29, 2015

115968 (2-5,2-12)

NOTICE

IN THE MATTER OF:
Jessica Lorraine Haynes

FOR THE CHANGE OF NAME TO:
Jessica Lorraine Bradford

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 15-01542

A Petition has been filed to change the name of Jessica Lorraine Haynes to Jessica Lorraine Bradford.

The latest day by which an objection to the Petition may be filed is February 23, 2015.

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

116074 (2-5)

NOTICE

IN THE MATTER OF:
Corey Terrel Hitchens

FOR THE CHANGE OF NAME TO:
Corey Terrel Lancaster

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 15-01665

A Petition has been filed to change the name of Corey Terrel

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

**14111 CHIVAS CIR.
1/R/T/A 14111 CHIVAS CT.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated December 29, 2006 and recorded in Liber 27078, Folio 57 among the Land Records of Prince George's Co., MD, with an original principal balance of \$536,400.00 and an original interest rate of 6.63% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$56,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116066 (2-5,2-12,2-19)

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

**5505 MORRIS AVE.
SUTTLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated September 23, 2005 and recorded in Liber 23075, Folio 240 among the Land Records of Prince George's Co., MD, with an original principal balance of \$260,800.00 and an original interest rate of 6.250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116067 (2-5,2-12,2-19)

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

**620 BROAD CREEK DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated March 15, 2006 and recorded in Liber 24886, Folio 528 among the Land Records of Prince George's Co., MD, with an original principal balance of \$337,500.00 and an original interest rate of 3.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116068 (2-5,2-12,2-19)

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

**12608 LONGWATER DR.
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated March 28, 2005 and recorded in Liber 22022, Folio 347 among the Land Records of Prince George's Co., MD, with an original principal balance of \$956,000.00 and an original interest rate of 3.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$98,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116069 (2-5,2-12,2-19)

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

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

6524 COLUMBIA TERRACE
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Ernest Haskins and April Lanier, dated May 24, 2012 and recorded in Liber 33716, Folio 479 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$152,927.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 24, 2015 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, including water/sewer charges, 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. 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
(410) 825-2900
www.mid-atlanticauctioneers.com

115967 (2-5-2-12,2-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

*****PRIVATE FRONT FOOT BENEFIT*****
SUBJECT TO THE PAYMENT OF \$215.00 per year as private water and sewer facilities charges for the term of 23 years.

3106 IRMA COURT
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Antwan Smith, dated January 26, 2008, and recorded in Liber 29473 at folio 040 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 24, 2015
AT 9:20 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602283)

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

115987 (2-5-2-12,2-19)

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

15922 EDGEVIEW TERR.
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated June 3, 2005 and recorded in Liber 22379, Folio 607 among the Land Records of Prince George's Co., MD, with an original principal balance of \$264,000.00 and an original interest rate of 6.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:07 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116061 (2-5-2-12,2-19)

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

3305 HUNTLEY SQUARE DR., UNIT # T2
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated September 27, 2007 and recorded in Liber 28880, Folio 130 among the Land Records of Prince George's Co., MD, with an original principal balance of \$93,000.00 and an original interest rate of 6.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:10 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 3305-T-2, in a plan of condominium subdivision styled "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 \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116064 (2-5-2-12,2-19)

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

5083 TEMPLE HILL RD.
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated August 10, 2007 and recorded in Liber 29275, Folio 153 among the Land Records of Prince George's Co., MD, with an original principal balance of \$253,524.20 and an original interest rate of 7.14% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116062 (2-5-2-12,2-19)

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

6411 TAYLOR RD.
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated October 9, 2007 and recorded in Liber 28878, Folio 616 among the Land Records of Prince George's Co., MD, with an original principal balance of \$234,000.00 and an original interest rate of 6.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 24, 2015 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

116065 (2-5-2-12,2-19)

LEGALS

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

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

**2010 ALBAN LANE
BOWIE, MARYLAND 20716**

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

**FEBRUARY 24, 2015
AT 9:09 AM**

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

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

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

LAURA H.G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
115978 (2-5,2-12,2-19)

LEGALS

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

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

**12314 OPEN VIEW LANE
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Monte Graves, dated January 31, 2007, and recorded in Liber 27272 at folio 643 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:10 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-25243)

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
115979 (2-5,2-12,2-19)

LEGALS

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

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

**4725 RIVER VALLEY WAY
UNIT 66
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Marquetta R Middleton, dated September 14, 2007, and recorded in Liber 28793 at folio 460 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:12 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27469)

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
115980 (2-5,2-12,2-19)

LEGALS

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

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

**3101 TUCKER ROAD
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from James McGrier, dated July 2, 2007, and recorded in Liber 28481 at folio 414 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:11 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601501)

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
115981 (2-5,2-12,2-19)

LEGALS

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

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

**2602 MILLVALE AVENUE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Juan F. Becerra, dated February 2, 2007, and recorded in Liber 27932 at folio 072 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:13 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% 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 # 2013-41224)

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
115982 (2-5,2-12,2-19)

LEGALS

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

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

**10500 NAST DRIVE
CHELTENHAM, MARYLAND 20623**

By virtue of the power and authority contained in a Deed of Trust from Gregory Dekle and Monica Lewis aka Monica B Lewis, dated February 20, 2009, and recorded in Liber 30452 at folio 599 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:14 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37904)

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
115983 (2-5,2-12,2-19)

**T H E P R I N C E
G E O R G E ' S P O S T**

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Laurel, Maryland 20707
301-490-3361

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

**7505 PUTT ROAD
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from James R. Allen and Ruby A. Allen, dated August 11, 2006, and recorded in Liber 27722 at folio 318 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:16 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.99% 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 # 2013-41774)

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
115985 (2-5,2-12,2-19)

LEGALS

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

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

**7716 WILLOW HILLS
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Marva A Ballard and Myron A Ballard, dated July 22, 2006, and recorded in Liber 25403 at folio 470 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:18 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-604696)

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
115986 (2-5,2-12,2-19)

LEGALS

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

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

**2517 WAYNE PLACE
CHEVERLY, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Roderick Campbell and Chelsea Hunter, dated March 19, 2007, and recorded in Liber 27559 at folio 301 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:22 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41922)

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
115988 (2-5,2-12,2-19)

LEGALS

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

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

**7035 MIGLIORI COURT
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from John D. Corbin and Beverly A. Corbin, dated February 14, 2007, and recorded in Liber 28316 at folio 283 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:24 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.398% 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 # 2009-03311)

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
115989 (2-5,2-12,2-19)

LEGALS

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

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

**5009 69TH PLACE
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Katrina L Jones, dated January 24, 2007, and recorded in Liber 27969 at folio 061 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:03 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23522)

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
115990 (2-5,2-12,2-19)

LEGALS

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

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

**4008 SPIREA COURT
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Meredith A. Yancey, dated March 28, 2005, and recorded in Liber 21759 at folio 516 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 24, 2015
AT 9:19 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42114)

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
115991 (2-5,2-12,2-19)

**T H E P R I N C E
G E O R G E ' S P O S T**

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