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Your Newspaper 01 Legal Record

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 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 prop-erty 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 assocharges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser 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

115975

(1-29.2-5.2-12)

115887

LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-336

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 Marl-boro, 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 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 prop-erty 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 assocharges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser 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)

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

LEGALS

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

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

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 arv I 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

LEGALS

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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

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 dis-cretion, 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. 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 prop-erty 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 settle-ment 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 asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 chall have no further chain against the Substitute Trustees. Pur purchaser shall have no further claim against the Substitute Trustees. Pur-chaser 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 # <u>2011-10058</u>)

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

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LEGALS

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 recorded in Augus

LEGALS

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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, Mary-land 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 f 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 prop-erty 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 settle-ment 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

> (2-5, 2-12, 2-19)<u>115891</u>

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 Courthouse, which bears the address 14735 Main Street, Upper Marl-County boro, 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 dis-cretion, 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 prop-erty 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 asso-ciation 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 es crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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

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

115890

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 Tweeters if the arean trucked by an article and the substitute the substitute of the same trucked in the office of the substitute the substitute of the substitu 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 asso-ciation 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 esrow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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

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

IT PAYS TO ADVERTISE!

The Prince George's Post

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7729 OXMAN RD. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated April 11, 2007 and recorded in Liber 27712, Folio 188 among the Land Records of Prince George's Co., MD, with an original principal balance of \$180,000.00 and an original interest rate of 3.12% 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 11:05 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 \$22,000 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. Truste

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

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

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

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

115858

115857

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14241 OXFORD DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated October 19, 2005 and recorded in Liber 23751, Folio 515 among the Land Records of Prince George's Co., MD, with an original principal balance of \$225,000.00 and an original interest rate of 9.375% 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 18, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

(1-29,2-5,2-12) 116049

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4727 QUADRANT ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 24, 2005 and recorded in Liber 23022, Folio 10 among the Land Records of Prince George's Co., MD, with an original principal balance of \$406,500.00 and an original interest rate of 1.61% 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 10:55 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 \$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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 rick of less or damage to the property from the dato of sale. The sale is subrisk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 mar-ketable 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 UP-COMING SALES

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

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

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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

4503 39TH PL. BRENTWOOD A/R/T/A NORTH BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated March 31, 2007 and recorded in Liber 27612, Folio 8 among the Land Records of Prince George's Co., MD, with an original principal balance of \$230,000.00 and an original interest rate of 3.50000% 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 11:09 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 prorevt, 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. Trustee

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11105 MISSION HILLS ST. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated February 2, 2006 and recorded in Liber 24558, Folio 459 among the Land Records of Prince George's Co., MD, with an original principal balance of \$544,185.00 and an original interest rate of 1.61% 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 10:56 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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

9809 DUBARRY ST. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated July 26, 2007 and recorded in Liber 28364, Folio 437 among the Land Records of Prince George's Co., MD, with an original principal balance of \$285,600.00 and an original interest rate of 7.75000% 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 10:57 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 \$42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

(1-29,2-5,2-12) 116050

(2-5,2-12,2-19) 116051

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

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

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

7308 MALDEN LANE DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Estate of Arnold A Washington, dated August 23, 2006, and recorded in Liber 32234 at folio 544 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

MARCH 3, 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 \$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 6.75% per annum from date of sale to the date the funds are received in the office of 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 prop-erty 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 settle-ment 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners district charges to be adjusted for the current year to the date of sale, and as-sumed 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser 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 # <u>2011-10647</u>)

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

<u>116133</u>

(2-12,2-19,2-26)

116134

LEGALS

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

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

15414 NORTH PLATTE COURT BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Veronica L Main, dated January 24, 2007, and recorded in Liber 27216 at folio 308 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

MARCH 3, 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 \$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 7.16% 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 prop-erty 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 settle-ment 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 # <u>2012-32192</u>)

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

(2-12,2-19,2-26) 116135 (2-12,2-19,2-26)

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**

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

LEGALS

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

709 STREAMSIDE DRIVE **BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from By virtue of the power and authority contained in a Deed of Trust from Evelyn F. Terry, dated June 9, 2006, and recorded in Liber 29980 at folio 490 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

MARCH 3, 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 \$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 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 prop-erty 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 settle-ment 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 sumed 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. Pur-chaser 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 # <u>2013-41017</u>)

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

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**

5909 87TH AVENUE

10514 VISTA GARDENS DRIVE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Barbara D. Perry, dated February 13, 2009 and recorded in Liber 30428, Folio 348 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$215,650.33, and an original interest rate of 2.699%, 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 MARCH 3, 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 de-scribed 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 foreclo-sure 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 inci-dent 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 pro-ceeds 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

116146

14002 KORBA PLACE 4F LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from John A. Rodriguez, dated September 14, 2007 and recorded in Liber 28746, Folio 404 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,900.00, 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 MARCH 3, 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 de-scribed 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 foreclo-sure 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 aives 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 di-rected 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 pro-ceeds 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.

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

> (2-12,2-19,2-26) 116148

NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Abraham Fomundam and Evadne Fomundam, dated October 18, 2006 and recorded in Liber 26278, Folio 304 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 8.200%, 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 MARCH 3, 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 de-scribed 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 \$41,000.00 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 Frustees, 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

(2-12,2-19,2-26)

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 27th day of February, 2015, warning

all persons interested in the property

to appear in this Court by the 7th day of April, 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

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

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

SERVE: 9910 ROSARYVILLE RD

SERVE: 1815 SUDBURY ROAD NW

SERVE: 9910 ROSARYVILLE RD

SERVE: 1815 SUDBURY ROAD NW

SERVE: 5614 CONNECTICUT AV-

UPPER MARLBORO MD 20772

WASHINGTON, DC 20012

WASHINGTON, DC 20036

STEVE SUSHNER. TRUSTEE

WASHINGTON, DC 20036

County and known as:)

9910 ROSARYVILLE RD

1150 CONNECTICUT AVENUE

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

UPPER MARLBORO MD 20772

Unknown Owner of the property

9910 ROSARYVILLE RD described

DAVID ALTERMAN

ENUE NW #201

UPPER MARLBORO MD 20772

WASHINGTON, DC 20012

MICHELLE D. GOUGH

(2-12,2-19,2-26)

encumbrances.

True Copy—Test:

116105

21030

AND

AND

AMD

SERVE:

NW #201

AND

And

Sydney J. Harrison, Clerk

vs.

HARRY E GOUGH

LEGALS

Plaintiff

ORDER OF PUBLICATION

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

IAN FAIRMAN

and

PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 2811 Farris Ln Bowie, MD 20715 Account Number: 07 0708438 Description: 18,263.0000 Sq. Ft. & Imps Foxhill at Belair Lot 23 Blk 115 Assmt: \$274,500.00 Liber/Folio: 31517/489 Assessed To: Fairman, Miyoko & Ian

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

CAE 14-35745

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

Property Address: 2811 Farris Ln Bowie, MD 20715 Account Number: 07 0708438 Description: 18,263.0000 Sq. Ft. & Imps Foxhill at Belair Lot 23 Blk 115 Assmt: \$274,500.00

Liber/Folio: 31517/489

Assessed To: Fairman, Miyoko & Ian

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 27th day of Febru-ary 2015 warning all persons interary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON Clerk of the Circuit Court for

21030

AND

AND

INC.

AND

AND

AND

SERVE: TORIN K. ANDREWS, RESIDENT AGENT C/O DH BADER MANAGEMENT SERVICES, INC. SUITE 210 14435 CHERRY LANE COURT

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:)

8335 SNOWDEN OAKS PL LAUREL MD 20708

And

Unknown Owner of the property 8335 SNOWDEN OAKS PL described as follows: Property Tax ID 10-1027556 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or anv 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 14-34408

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:

10th Election District 4,288 Sq. Ft. & Imps. Snowden oaks Lot 18 Blk G, Assmt \$189,900 Lib 14974 Fl 565 and assessed to ANITA SCOTT and TTEDDY GREENE, also known as SNOWDEN ÓAKS PL, LAU-REL MD 20708, Tax Account No. 10-1027556 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 2nd day of Feb-ruary, 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) uccessive weeks on or before the 27th dav of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and redeem the ince George's County, Maryland property described above and an-True Copy—Test: Sydney J. Harrison, Clerk swer the Complaint or thereafter a Final Judgment will be entered fore-116102 (2-12,2-19,2-26) 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 **ORDER OF PUBLICATION** Prince George's County, Maryland 2014 MUNICIPAL INVESTMENTS, True Copy—Test: Sydney J. Harrison, Clerk C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND (2-12,2-19,2-26) <u>116100</u> Plaintiff **ORDER OF PUBLICATION** vs. 2014 MUNICIPAL INVESTMENTS, ANITA SCOTT LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND SERVE: 8335 SNOWDEN OAKS PL LAUREL MD 20708 21030 Plaintiff vs. TEDDY GREENE ANITA MOULOT-FARMER SERVE: SERVE: 8335 SNOWDEN OAKS PL 2400 OLD FORT HILLS DR FORT WASHINGTON MD 20744 LAUREL MD 20708 AND DIRECTOR OF ROUSE REAL ES-HSBC MORTGAGE SERVICES, TATE FINANCE, INC. A FORFEITED MD CORPORA-SERVE ON: TION THE CORPORATION TRUST IN-SERVE: 5585 STERRETT PLACE CORPORATED, RESIDENT COLUMBIA, MD 21044 AGENT 351 WEST CAMDEN ST BALTIMORE, MD 21201 AND HUGH F. COYLE, TRUSTEE MORTGAGE ELECTRONIC REG-SERVE: 5585 STERRETT PLACE ISTRATION SYSTEMS, INC COLUMBIA, MD 21044 A/K/A MERS AND SERVE ON: BILL BECKMANN, THOMAS F. IRETON, TRUSTEE PRESIDENT AND CHIEF EXECU-TIVE OFFICER SERVE: 5585 STERRETT PLACE 1818 LIBRARY ST COLUMBIA, MD 21044 RESTON VA 20190 SERVE ON: AND SHARON HORSTKHAMP, LEGAL MICHAEL L. MARSHLICK DEPARTMENT 1818 LIBRARY ST, STE 300 RESTON VA 20190-6280 SERVE: 5605 TIFFANY DR CHURCHTON, MD 20733 AND FIDELITY NATIONAL TITLE IN-RUTH M. NURMI SURANCE COMPANY OF NEW YORK, TRUSTEE SERVE: 5605 TIFFANY DR SERVE: 6301 IVY LANE #610 CHURCHTON, MD 20733 GREENBELT, MD 20770 AND (All persons having or claiming to have an interest in the property sit-MONTPELIER OAKS HOME uate and lying in Prince George's **OWNERS ASSOCIATION, INC.** County and known as:)

LEGALS

2400 OLD FORT HILLS DR FORT WASHINGTON MD 20744

And

Unknown Owner of the property 2400 OLD FORT HILLS DR described as follows: Property Tax ID 05-0303057 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 14-35746

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:

12,772.0000 Sq. Ft. & Imps. OLD Fort Hills Pla Lot 31 Blk A, Assmt \$147,200 Lib 30880 Fl 564 and assessed to ANITA MOULOT-FARMER, also known as 2400 OLD FORT HILLS DR, FORT WASHING-TON MD 20744, Tax Account No. 05-0303057 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 2nd day of Feb-ruary, 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 successive weeks on or before the 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 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 <u>116103</u>

The Complaint states, among other things, that the amounts necessary for redemption have not been paid for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 27th day of February, 2015, warning all persons interested in the said properties to be and ap-pear in this Court by the 7th day of April, 2015, and redeem the Prop-erty, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vest-ing 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 (2-12,2-19,2-26) 116104

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

VS. THE ESTATE OF THERESA F.

CARTER A/K/A THERESA F. JACOBS

SERVE ON: TIFFANY D. CARTER, PERSONAL REPRESENTATIVE 3300 CURTIS DRIVE, APT T3 SUITLAND, MD 20746

AND

J.P. MORGAN CHASE BANK, NA F/K/A CHASE BANK USA, NA

THE CORPORATION TRUST, INC., RESIDENT AGENT 351 WEST CAMDEN STREET

TRUSTEE

10856 SANDRINGHAM RD COCKEYSVILLE, MD 21030

AND

SERVE AT: 414 WATER ST,

LEGALS

ORDER OF PUBLICATION US BANK EMPIRE 2 Liberty Place, 50 S. 16th Street,

#1950 Philadelphia, Pennsylvania 19102

Plaintiff

SURRANTS SWIM CLUB, INC. 11412 Tippett Road Clinton, Maryland 20735

and

THE UNITED BANK AND TRUST COMPANY OF MARYLAND now known as FIRST VIRGINIA BANK-MARYLAND Care of: Bobby W. Blackwell, Resident Agent 825 Braeburn Drive Fort Washington, Maryland 20705

and

FAUST C. VILLAREAL, PATRICK F. MAHONEY 9401 Indian Head Highway Oxon Hill, Maryland 20022

and

Plaintiff

UNKNOWN OWNER OF PROP-ERTY 11412 Tippett Road, Clinton, Map 133, Grid F1, Parcel 0000, Acct No.: 09-0975938 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.

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Stephanie Anderson County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in 11412 Tippett Road, Clinton Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.:

CAE 14-36691

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 11412 Tippett Road, Clinton, Account No. 09-0975938, and as-sessed to James H. Carson and Geraldine Carson, and sold by the Collector of Taxes for Prince Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

11412 Tippett Road, Clinton District 09, Map 133, Grid F1, Parcel 0000, Acct No.: 0975938

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed. It is thereupon this 2nd day of Feb-ruary, 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 gen-eral circulation once a week for eral circulation once a week for three (3) successive weeks, before the 27th day of February, 2015, warning all persons interested in said property to be and appear in this Court by the 7th day of April, 2015, and redeem the property, 11412 Tippett Road, Clinton, Ac-count No. 09-0975938, and answer the Complaint of or thereafter a final decree will be rendered foreclosing decree will be rendered foreclosing all rights of redemption in the prop-erty, and vesting in the Plaintiff, US BANK EMPIRE, a title free and clear of all encumbrances, except for ground rents.

AND KENNETH J. MACFADYEN, AND JAMES LOFTUS, TRUSTEE

MIRIAM FUCHS, TRUSTEE

APT 2801 BALTIMORE, MD 21202

SERVE:

BALTIMORE, MD 21201

SERVE:

(2-12,2-19,2-26) ORDER OF PUBLICATION BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff v. LUBA S. KOWALYSZYN and CAPITAL ONE, NATIONAL ASSO-CIATION F/K/A CHEVY CHASE BANK, F.S.B. F/K/A CHEVY CHASE SAVINGS AND LOAN, INC. F/K/A GOVERNMENT SERVICES SAVINGS AND LOAN INC. and ARTHUR J. PHELAN, JR., TRUSTEE and JEFFREY R. SCHOLZ, TRUSTEE and PRINCE GEORGE'S COUNTY And 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 the County of Prince George's Property Address: 12901 Blackwater Ter, Clinton, MD 20735 Account Number: 05 0317206 Description: 22,088.0000 Sq. Ft. & Imps Windbrook Lot 16 Blk K Assmt: \$229,100.00 Liber/Folio: 14757/655 Assessed To: Kowalyszyn, Luba S In the Circuit Court for Prince George's County, Maryland CAE 14-35747 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in the State of Maryland, County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding: Property Address: 12901 Blackwater Ter, Clinton, MD 20735 Account Number: 05 0317206 Description: 22,088.0000 Sq. Ft. & Imps Ŵindbrook Lot 16 Blk K

Assmt: \$229,100.00 Liber/Folio: 14757/655 Assessed To: Kowalyszyn, Luba S

AND LISA BLADES, TRUSTEE SERVE: 200 E. NORTH AVE #208 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:) 2604 AFTON ST TEMPLE HILLS MD 20748 And Unknown Owner of the property 2604 AFTON ST described as follows: Property Tax ID 06-0494187 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, adminisproperty.

trators, grantees, assigns, or successors in right, title and interest in the And PRINCE GEORGE'S COUNTY, MARYLAND SERVE: M. ANDREE GREEN, COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

CASE NO .:

The object of this proceeding is to secure the foreclosure of all rights of

MD 20748, Tax Account No. 06-0494187 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.

as follows: Property Tax ID 15-1784362 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 14-35750

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:

Assmt Pt Par 19 (prf Rem Trs 07) 1.0000 Acres & Imps., Map 118 Grid B4 Par 019 Lib 34533 Fl 171 and assessed to HARRY E GOUGH and MICHELLE D. GOUGH, also known as 9910 ROSARYVILLE RD, UPPER MARLBORO MD 20772 Tax Account No. 15-1784362 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 2nd day of Feb-ruary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the incention of a court of this

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 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 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 116106 (2-12,2-19,2-26) SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Sydney J. Harrison, Clerk 116107 (2-12,2-19,2-26)

LEGALS

NOTICE

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

> Substitute Trustees, Plaintiffs

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 NO-TICE 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)

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

CAE 14-35748

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:

Assmt 4,608.0000 Sq. Ft. & Imps. Good Hope Hills Lot 100 Blk F Lib 05639 FI 317 and assessed to WILLIAM H CARTER and THERESA F. JACOBS, also known as 2604 AFTON ST, TEMPLE HILLS

It is thereupon this 2nd day of Feb-ruary, 2015, by the Circuit Court for Prince George's County:

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

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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 f 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

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

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

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 valves personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 inci-dental and consequential damages, and any deficiency in the underlying dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds 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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(2-5,2-12,2-19)

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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 5.50000% 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. Truste

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 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 govern-mental 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 sub-ject 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 prop-erty 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 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 UP-COMING SALES

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

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

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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4202 55TH AVENUE BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from Gloria D. Fisher and John Tasker Fisher, Sr., dated October 17, 2006 and recorded in Liber 26932, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$35,000.00, and an original interest rate of 14.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH **3, 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 \$6,000.00 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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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 16029 IERALD ROAD

16029 JERALD ROAD LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Ronald C. Wilkinson, dated July 15, 2008 and recorded in Liber 29974, Folio 529 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$372,060.00, 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 MARCH 3, 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 \$43,000.00 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 inci-dental 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 Substi-tute 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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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

11607 NORTH STAR DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Michael A. Pray, Jr. and Ivette D. Pray, dated October 25, 2006 and recorded in Liber 26398, Folio 113 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$425,600.00, and an original interest rate of 5.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 3, 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 \$55,000.00 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 inci-dental 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

(2-12,2-19,2-26)

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

116158

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2002 PIN OAK PKWY. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 22, 2004 and recorded in Liber 20563, Folio 302 among the Land Records of Prince George's Co., MD, with an original principal balance of \$405,277.00 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 18, 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 \$47,000 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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

115864

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10403 FALLING LEAF CT. UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 21, 2006 and recorded in Liber 26735, Folio 673 among the Land Records of Prince George's Co., MD, with an original principal balance of \$397,600.00 and an original interest rate of 5.35% 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

MARCH 3, 2015 AT 10:55 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 \$47,000 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 govern-mental 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 sub-ject 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 prop-erty 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 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 UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

116160

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

16807 AQUASCO RD. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated January 26, 2006 and recorded in Liber 25016, Folio 334 among the Land Records of Prince George's Co., MD, with an original principal balance of \$175,000.00 and an original interest rate of 6.5% 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

MARCH 3, 2015 AT 10:56 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 \$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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

(1-29,2-5,2-12) 116161

(2-12,2-19,2-26) 116162

(2-12,2-19,2-26)

(1-29,2-5,

LEGALS		LEG	GALS		EGALS	
ORDER OF PUBLICATION US BANK EMPIRE	things, that the amounts necessary for redemption have not been paid, although more than six (6) months	File No. 14-PG-AL-2957	File No. 14-PG-AL-2903	File No. 14-PG-AL-3024	File	
2 Liberty Place, 50 S. 16th Street, #1950	from the date of sale has expired. It is thereupon this 2nd day of Feb-	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	OF	
Philadelphia, Pennsylvania 19102 Plaintiff	ruary, 2015, by the Circuit Court for Prince George's County; ORDERED, that notice be given by	ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC	ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC	ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC	ATC C/c O'C	
VS.	the insertion of a copy of this Order in a newspaper having general cir-	6701 Democracy Blvd., Suite 300 Bethesda, MD 20817	6701 Democracy Blvd., Suite 300 Bethesda, MD 20817	6701 Democracy Blvd., Suite 300 Bethesda, MD 20817	6701 Beth	
JAMES H. CARSON 11844 Ellington Drive	culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-	Tel. (301) 571-2450 Plaintiff vs.	Tel. (301) 571-2450 Plaintiff vs.	Tel. (301) 571-2450 Plaintiff	Tel. vs.	
Beltsville, Maryland 20705	ary, 2015, warning all persons inter- ested in the said properties to be and	vs. Gary J. Shay, and	vs. Community Development Admin-	vs. SHM Lenders,LLC, and	Jam	
and GERALDINE CARSON	appear in this Court by the 7th day of April, 2015, and redeem the Prop- erty, and answer the Complaint, or	Lynne A. Shay, and Prince George's County, Maryland	istration of the Maryland Depart- ment of Housing and Community	Charles M. Shryock, Jr., Lender, and A. Stephen Conte, Trustee, and	Gwe Brai	
11844 Ellington Drive Beltsville, Maryland 20705	thereafter a final judgment will be rendered foreclosing all rights of re-	And	Development, and Prince George's County, Maryland	Prince George's County, Maryland	pan Edw	
and	demption in this Property and vest- ing in the Plaintiff a title, free and clear of all encumbrances.	All other persons having or claim- ing to have an interest in the prop-	And	And All other persons having or claim-	Will War Prin	
UNKNOWN OCCUPANT residing at	SYDNEY J. HARRISON Clerk of the Circuit Court for	erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop-	ing to have an interest in the prop- erty situate and lying in Prince	And	
1109 60th Avenue Capitol Heights, Maryland 20743	Prince George's County, Maryland	414 Goldleaf Ave.	erty situate and lying in Prince George's County and known as:	George's County and known as:	All	
and	True Copy—Test: Sydney J. Harrison, Clerk 116109 (2-12,2-19,2-26)	Capitol Heights, MD 20743 Legal Description: LOTS 27.28 &	309 Possum Ct. Capitol Heights, MD 20743	5433 Sheriff Rd. Fairmount Heights, MD 20743	ing erty Geo	
UNKNOWN OWNER OF PROP- ERTY 1109 60th Avenue, Capitol	ORDER OF PUBLICATION	HALF OF LOT 29 EX STRIP AT REAR 4,820.0000 SQ. FT. & IMPS.	Legal Description: TOWNHOUSES	Legal Description: LOTS 306.307.308 EX PT TO CO COMM	1051	
Heights, Map 066, Grid A1, Parcel 0000, Acct No.: 18-2092542 the un-	TWIN MILLS INVESTMENTS, LLC 5525 TWIN KNOLLS ROAD, SUITE	CARMODY HILLS BLK V, 820.0000 SQ. FT. & IMPS. CARMODY HILLS	PLAT 1 1,500.0000 Sq. Ft. & Imps. Westhampton Townho Lot 33 Blk A	CAE08-36406 W/TDT 2/3/09 12,406.0000 SQ. FT. & IMPS. SYL-	Охо	
known owner's, heirs, devisees and personal representatives and their	325 COLUMBIA, MARYLAND 21045	BLK V Account ID: 18-2097772	Account ID: 18-2086817 Deed Ref.: 33044/00017	VAN VISTA BLK M Account ID: 18-2056554	Leg FT 1	

Heights, Map 066, Grid A1, J 0000, Acct No.: 18-2092542 th known owner's, heirs, devisee personal representatives and or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Stephanie Anderson County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in 1109 60th Avenue, Capitol Heights Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 14-36690

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 1109 60th Avenue, Capitol Heights, Account No. 18-2092542 and assessed to James H. Carson and Geraldine Carson, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

1109 60th Avenue, Capitol Heights District 18, Map 066, Grid A1, Parcel 0000, Acct No.: 2092542

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed. It is thereupon this 2nd day of Feb-ruary, 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 once a week for three (3) successive weeks, before the 27th day of February, 2015, warning all persons interested in said property to be and appear in this Court by the 7th day of April, 2015, and redeem the property, 1109 60th Avenue, Capitol Heights, Ac-count No. 18-2092542, and answer the Complaint of or thereafter a final decree will be rendered foreclosing weeks, b decree will be rendered foreclosing all rights of redemption in the prop-erty, and vesting in the Plaintiff, US BANK EMPIRE, a title free and clear of all encumbrances, except for ground rents.

and IOSEPH M. KUM UNIT 601, 1836 METZEROTT ROAD ADELPHI, MARYLAND 20783 and PRINCE GEORGE'S COUNTY SERVE: M. ANDREE GREEN, COUNTY ATTORNEY

UNIT 601, 1836 METZEROTT ROAD

ADELPHI, MARYLAND 20783

vs.

SHURI R. BANGANG

Plaintiff

14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND 20772

and JOHN EDWARD DRISCOLL III, TRUSTEE 611 ROCKVILLE PIKE, SUITE 100

and

ROCKVILLE, MARYLAND 20852

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

Defendants

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

CAE 14-34064

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

CAE 15-00177

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

Legal Description: LOTS 27.28 & HALF OF LOT 29 EX STRIP AT REAR 4,820.0000 SQ. FT. & IMPS. CARMODY HILLS BLK V, 820.0000 SQ. FT. & IMPS. CARMODY HILLS

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

Assessed to: Community Dev Admin Md Dept Hsg Co., Defendants

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

CAE 15-00178 The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-erty, situate in Prince George's

County and described as: 309 Possum Ct. Capitol Heights, MD 20743

Legal Description: TOWNHOUSES PLAT 1 1,500.0000 Sq. Ft. & Imps. Westhampton Townho Lot 33 Blk A Account ID: 18-2086817 Deed Ref.: 33044/00017 Assessed to: Community Dev Admin Md Dept Hsg Co.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of February, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

SYDNEY J. HARRISON

Deed Ref.: 31032/00388 Assessed to: SHM Lenders LLC,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00172

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

5433 Sheriff Rd. Fairmount Heights, MD 20743

Legal Description: LOTS 306.307.308 EX PT TO CO COMM CAE08-36406 W/TDT 2/3/09 12,406.0000 SQ. FT. & IMPS. SYL-VAN VISTA BLK M Account ID: 18-2056554 Deed Ref.: 31032/00388 Assessed to: SHM Lenders LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON Clerk of the Circuit Court for

True Copy—Test: Sydney J. Harrison, Clerk

Prince George's County, Maryland

NOTICE

(2-12,2-19,2-26)

Plaintiffs

V.

No. 14-PG-AL-2906

RDER OF PUBLICATION

CF II Maryland LLC o William M. O'Connell, Esquire Connell, Doyle & Lewis, LLC 1 Democracy Blvd., Suite 300 hesda, MD 20817 (301) 571-2450 Plaintiff

es C. Bardwell, and endolyn U. Bardwell, and nch Banking and Trust Comıy, and vard P. Barker, Trustee, and liam J. Ziegler, Trustee, and nda H. Wright, Trustee, and nce George's County, Maryland

other persons having or claimto have an interest in the propsituate and lying in Prince orge's County and known as:

Owens Rd. on Hill, MD 20745

al Description: PAR A EX 120 SQ 1.1600 ACRES. & IMPS. GLASS-MANOR-ANDERS Account ID: 12-1294743 Deed Ref.: 19435/00441 Assessed to: Bardwell, James C. & Gwendolyn U.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00174

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

1051 Owens Rd. Oxon Hill, MD 20745

Legal Description: PAR A EX 120 SQ FT 1.1600 ACRES. & IMPS. GLASS-MANOR-ANDERS Account ID: 12-1294743 Deed Ref.: 19435/00441 Assessed to: Bardwell, James C. & Gwendolyn U.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 2015, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint or thereafter a final judgment plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

414 Goldleaf Ave. Capitol Heights, MD 20743

BLK V Account ID: 18-2097772

Deed Ref.: 32498/00517 Assessed to: Shay, Gary J.

Deed Ref.: 32498/00517 Assessed to: Shay, Gary J.,

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

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

True Copy—Test: Sydney J. Harrison, Clerk 116108 (2-12,2-19,2-26)

File No. 14-PG-AL-2967

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLO 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

vs.

Robert Dixon, and Laronda Schine-Dixon, and Prince George's County, Maryland

And

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

4840 King John Way Upper Marlboro, MD 20772

Legal Description: 2,960.0000 Sq. Ft. & Imps. Kings Council Cond Account ID: 03-0219147 Deed Ref.: 33234/00143 Assessed to: Dixon, Robert,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00171

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

4840 King John Way Upper Marlboro, MD 20772

Legal Description: 2,960.0000 Sq. Ft. & Imps. Kings Council Cond Account ID: 03-0219147 Deed Ref.: 33234/00143 Assessed to: Dixon, Robert

The Complaint states, among other

The property in Chillum, 17th Election District, known as Unit P-74, Parking Space, 194.0000 Square Feet & Improvements, Presidential Towers, Account No. 17-1940030.

It is thereupon this 2nd day of February, 2015, by the Circuit Court February, 2015, by the Circuit Court for Prince George's County, Or-dered, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all per-sons intersected in the property to sons interested in the property to appear in this Court by the 7th day of April, 2015, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing 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 (2-12,2-19,2-26) <u>116110</u>

NOTICE

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

> Substitute Trustees, Plaintiffs

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 rewill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, pro-vided 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 (1-29, 2-5, 2-12)115906

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

True Copy—Test: Sydney J. Harrison, Clerk <u>116116</u> (2-12,2-19,2-26)

brances

v.

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 CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, pro-vided 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)

lerk of the Circuit Prince George's County, Maryland

True Copy—Test: Sydney J. Harrison, Clerk (2-12,2-19,2-26) <u>116117</u>

NOTICE

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

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 prop-erty mentioned in these proceedings and described as 3301 Huntley Square, Unit #B1, Temple Hills, MD 20748, made and reported by the Substitute Twister will be PAT

Substitute Trustee, will be RATI-FIED 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 Febru-

ary, 2015. The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

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

True Copy—Test: Sydney J. Harrison, Clerk

\$28,050.00.

115903

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

Defendant(s)

Substitute Trustees, Substitute Trustees Plaintiffs V.

116111

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 Av-enue, Capitol Heights, MD 20743, made and reported by the Substi-tute 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 NO-TICE be inserted in some newspa-per printed in said County, once in each of three successive weeks be fore 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) brances

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

True Copy—Test: Sydney J. Harrison, Clerk 116113 (2-12,2-19,2-26)

NOTICE

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

> Substitute Trustees, Plaintiffs

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 RATI-FIED 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)

THE	CALL	Subscription price is \$15 a year.
PRINCE	301.627.0900	Give us your contact information—
GEORGE'S	email	Name and Address
POST	brendapgp@gmail.com	We accept Visa and MC

LEC	GALS		GALS	LEG	ALS
ïle No. 14-PG-AL-2940	File No. 14-PG-AL-2947	File No. 14-PG-AL-2938	File No. 14-PG-AL-3030	File No. 14-PG-AL-2980	File No. 14-PG-AL-2954
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 701 Democracy Blvd., Suite 300 Bethesda, MD 20817 'el. (301) 571-2450 Plaintiff	ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff	ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff	ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff	ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff	ATCF II Maryland LLC C/o William M. O'Connell, Esquir O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintii
s.	vs.	VS.	VS.	VS.	VS.
07 Opus, LLC, and antorini Capital, LLC, and rian P. Donegan, Trustee, and Villiam F. Leahy, Trustee, and	Octavio Estevez, and 1367 Florida Avenue, LLC, and Richard L. Sugarman, Trustee, and Prince George's County, Maryland	Clarence N Bell, and Mary A. Bell, and Prince George's County, Maryland	Gary Shay, and Lynne A. Shay, and Prince George's County, Maryland	Sybil Covington, and Prince George's County, Maryland	Rufus Stancil, and Delores Stancil, and Prince George's County, Maryland
rince George's County, Maryland	And	And	And	And	And
And All other persons having or claim- ng to have an interest in the prop- rty situate and lying in Prince	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim ing to have an interest in the prop erty situate and lying in Princ George's County and known as:
George's County and known as: 07 Opus Ave.	700 62nd Ave. Fairmount Heights, MD 20743	1000 Booker Dr. Capitol Heights, MD 20743	707 Drum Ave. Capitol Heights, MD 20743	2825 Forest Run Dr. District Heights, MD 20747	6011 L St. Fairmount Heights, MD 20743
Capitol Heights, MD 20743 egal Description: LOTS 59.60 .600.0000 SQ. FT. & IMPS. CAPI- OL HEIGHTS BLK 48 .ccount ID: 18-2004745 Deed Ref.: 34948/00391	Legal Description: 52.53 6,250.0000 Sq. Ft. & Imps. Fairmount Heights Blk EYE Account ID: 18-2022408 Deed Ref.: 33816/00220 Assessed to: Estevez, Octavio,	Legal Description: 4,496.0000 Sq. Ft. & Imps. Booker T Homes Lot 12 Blk A Account ID: 18-1990456 Deed Ref.: 01965/00533 Assessed to: Bell, Clarence N. and Mary A.,	Legal Description: HEIGHTS LOTS 8.9 4,000.0000 SQ. FT. & IMPS. GR CAPITOL HEIGHTS BLK 3 Account ID: 18-2068369 Deed Ref.: 32458/00523 Assessed to: Shay Gary,	Legal Description: 6,747.0000 Sq. Ft. & Imps. The Avenue At Fore Account ID: 06-3811619 Deed Ref.: 34238/00001 Assessed to: Covington, Sybil, Defendants	Legal Description: LTS 259.260.26 6,500.0000 SQ. FT. & IMPS. SYLVA VISTA BLK L Account ID: 18-2110740 Deed Ref.: 31838/00025 Assessed to: Stancil, Rufus,
ssessed to: 707 Opus LLC,	Defendants	Defendants	Defendants		Defendant
Defendants In the Circuit Court for ince George's County, Maryland Civil Division	In the Circuit Court for Prince George's County, Maryland Civil Division	In the Circuit Court for Prince George's County, Maryland Civil Division	In the Circuit Court for Prince George's County, Mary- land Civil Division	In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00180	In the Circuit Court for Prince George's County, Marylan Civil Division CAE 15-00186
CAE 15-00175 The object of this proceeding is to ecure the foreclosure of all rights of edemption in the following prop-	CAE 15-00179 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's	CAE 15-00173 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's	CAE 15-00176 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	The object of this proceeding is t secure the foreclosure of all rights or redemption in the following prop- erty, situate in Prince George County and described as:
ty, situate in Prince George's ounty and described as:	County and described as: 700 62nd Ave.	County and described as: 1000 Booker Dr.	County and described as: 707 Drum Ave.	2825 Forest Run Dr. District Heights, MD 20747	6011 L St. Fairmount Heights, MD 20743
7 Opus Ave. apitol Heights, MD 20743	Fairmount Heights, MD 20743 Legal Description: 52.53 6,250.0000	Capitol Heights, MD 20743 Legal Description: 4,496.0000 Sq. Ft.	Capitol Heights, MD 20743 Legal Description: HEIGHTS LOTS	Legal Description: 6,747.0000 Sq. Ft. & Imps. The Avenue At Fore Account ID: 06-3811619	Legal Description: LTS 259.260.26 6,500.0000 SQ. FT. & IMPS. SYLVA
gal Description: LOTS 59.60 00.0000 SQ. FT. & IMPS. CAPI- DL HEIGHTS BLK 48 count ID: 18-2004745	Sq. Ft. & Imps. Fairmount Heights Blk EYE Account ID: 18-2022408 Deed Ref.: 33816/00220	& Imps. Booker T Homes Lot 12 Blk A Account ID: 18-1990456 Deed Ref.: 01965/00533	8.9 4,000.0000 SQ. FT. & IMPS. GR CAPITOL HEIGHTS BLK 3 Account ID: 18-20(68369	Deed Ref.: 34238/00001 Assessed to: Covington, Sybil	VISTA BLK L Account ID: 18-2110740 Deed Ref.: 31838/00025 Assessed to: Stancil, Rufus
ed Ref.: 34948/00391 sessed to: 707 Opus LLC	Assessed to: Estevez, Octavio The Complaint states, among other	Assessed to: Bell, Clarence N. and Mary A.	Deed Ref.: 32458/00523 Assessed to: Shay Gary The Complaint states, among other	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months	The Complaint states, among oth things, that the amounts necessa
ne Complaint states, among other ings, that the amounts necessary r redemption have not been paid, hough more than six (6) months m the date of sale has expired. is thereupon this 2nd day of Feb-	things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb- ruary, 2015, by the Circuit Court for	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-	things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb- ruary, 2015, by the Circuit Court for	from the date of sale has expired. It is thereupon this 2nd day of Feb- ruary, 2015, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order	for redemption have not been pai although more than six (6) mont from the date of sale has expired. It is thereupon this 2nd day of Fe ruary, 2015, by the Circuit Court f Prince George's County;
ary, 2015, by the Circuit Court for rince George's County; ORDERED, that notice be given by	Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order	ruary, 2015, by the Circuit Court for Prince George's County; ORDERED, that notice be given by	Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order	in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive	ORDERED, that notice be given the insertion of a copy of this Ord in a newspaper having general c

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a erty and vesting in the Plaintiff a title, free and clear of all encum-

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

Carrie M. Ward, et al.

LUCERO RAMIREZ

3931 Madison Street Hyattsville, MD 20781

V.

True Copy—Test: Sydney J. Harrison, Clerk

SYDNEY J. HARRISON

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

the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint or thereafter a final judgment plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encum-

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive

once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a erty and vesting in the Plaintiff a title, free and clear of all encum-

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

culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of February, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty 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 (2-12,2-19,2-26) 116119

NOTICE

600 Baltimore Avenue, Suite 208 Towson, MD 21204

Blannie L. Bostic, Jr., Personal Representative for the Es-tate of Blannie L. Bostic, Sr.

Blannie L. Bostic, Jr., Personal Representative for the Es-tate of Alice D. Bostic

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 men-

tioned in these proceedings, made and reported, will be ratified and

confirmed, unless cause to the con-trary thereof be shown on or before

the 23rd day of February, 2015, pro-

vided a copy of this notice be pub

lished in a newspaper of general circulation in Prince George's

County, once in each of three succes

sive weeks before the 23rd day of

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.

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

February, 2015.

True Copy—Test:

116001

Sydney J. Harrison, Clerk

11900 Chesterton Drive

Upper Marlboro, MD 20774

Substitute Trustees,

Plaintiffs

Defendants

v.

Richard E. Solomon

Richard J. Rogers Stephen N. Goldberg Edward S. Cohn

Randall J. Rolls

V.

in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive

once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a erty and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Sydney J. Harrison, Clerk

True Copy—Test: Sydney J. Harrison, Clerk <u>116114</u> (2-12,2-19,2-26)

NOTICE

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

Karen M. Richardson 15905 Pinecroft 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 men-tioned in these proceedings, made and reported, will be ratified and confirmed unless encode to the or confirmed, unless cause to the contrary thereof be shown on or before the 20th day of February, 2015, provided a copy of rebrandy, 2010, pro-lished in a newspaper of general circulation in Prince George's County, once in each of three succes-sive weeks before the 20th day of Pabricary 2015

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 Pinecroft 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 <u>115901</u> (1-29,2-5,2-12) 116118 (2-12,2-19,2-26)

NOTICE

Substitute Trustees, Plaintiffs

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

MARTIN RAMIREZ AKA MARTIN

ENEDINO RMIREZ AKA MARTIN

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 prop-erty 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 be-

fore 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.

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

116000

True Copy—Test: Sydney J. Harrison, Clerk

115907

E. RAMIREZ-SALAZAR MARIA RAMIREZ AKA MARIE

True Copy—Test: Sydney J. Harrison, Clerk 116112 (2-12,2-19,2-26)

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

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

Sydney J. Harrison, Clerk 116115 (2-12, 2-19, 2-26)

the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County

once a week for three (3) successive weeks, before the 27th day of Febru-

ary, 2015, warning all persons interested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the

Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encum-

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

-Test

brances.

True Copy

v.

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

Willie R. Harrison, Sr. Mary R. Harrison 706 Carlough 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 con-trary 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 succes sive 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 Carlough 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 (2-5,2-12,2-19) 115998

<u>116125</u> (2-12,2-19,2-26)

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

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)

E PRINCE GEORGE'S **POST NEWSPAPER** YOUR NEWSPAPER OF LEGAL RECORD CALL: 301-627-0900 FAX: 301-627-6260

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

3507 UPSHUR STREET

BRENTWOOD, MARYLAND 20722

By virtue of the power and authority contained in a Deed of Trust from Timothy M. Jones aka Timothy Jones, dated June 27, 2007, and recorded in Liber 28221 at folio 529 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 3, 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 \$16,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7% 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 a photometry of the property in the property in the property of the property will be resold at the risk and cost of the defaulting purchaser. will be no abatement of interest due from the purchaser in the event settle-ment 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 as-sumed 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 outlow account of the payment of the Substitute Tructore 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 # <u>2013-41930</u>)

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

(2-12,2-19,2-26)

116137

116136

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4002 BISHOPMILL DRIVE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Dierdre S. Andrews, dated February 13, 2007, and recorded in Liber 27429 at folio 721 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

MARCH 3, 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 \$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 prop-erty 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 settle-ment 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 # <u>14-601488</u>)

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

> (2-12,2-19,2-26) 116138

(2-12,2-19,2-26)

LEGALS

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**

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

12705 LIVE OAK PLACE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Mohammed S. Sankoh and Dovia E. Thomas, dated March 28, 2007, and recorded in Liber 27725 at folio 132 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

MARCH 3, 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 \$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 a batternet of interest due from the purchaser in the operation. will be no abatement of interest due from the purchaser in the event settle-ment 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 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 as-sumed 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser 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 # 2009-04171)

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

REAL PROPERTY

Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

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

LEGALS

9906 CHESSINGTON WAY MITCHELLVILLE, MD 20721

REAL PROPERTY 9311 FOX RUN DRIVE CLINTON, MD 20735

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

Under a power of sale contained in a certain Deed of Trust from Melva Rhee Hall, dated January 10, 2006 and recorded in Liber 24380, Folio 215 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$195,000.00, 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 MARCH 3, 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 de-scribed 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 ex-pressly 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 inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-goods or profits from any regula of the property. If the Substiceeds 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

7619 COVENT GARDENS COURT HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Debra L. Minor, dated October 29, 2010 and recorded in Liber 32439, Folio 161 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest arate 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 court-house 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 MARCH 3, 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 de-scribed 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 \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 pur-chaser 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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

> (2-12,2-19,2-26) 116151

Under a power of sale contained in a certain Deed of Trust from Franklin O. Olagbaju, dated August 30, 2007 and recorded in Liber 28648, Folio 67 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded in the Land Records of Prince George's County at Liber No. 36171, Folio 103, on July 18, 2014, with an original principal balance of \$600,000.00, 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 in-clement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 3, 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 de-scribed 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 \$78,000.00 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 inci-dent 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 pro-ceeds 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

(2-12,2-19,2-26)

116149

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

2013 VAN BUREN ST. I/R/T/A 2013 VAN BUREN ST., #1 HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated May 29, 2007 and recorded in Liber 28213, Folio 737 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$385,287.91 and an original interest rate of 2.12500% 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 18, 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 \$37,000 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 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 the shall not be entitled to any surplus proceeds resulting from said resale

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

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

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

115867

(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

4517 CAPTAIN DUVAL DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated May 2, 2006 and recorded in Liber 25142, Folio 402 among the Land Records of Prince George's Co., MD, with an original principal balance of \$255,000.00 and an original interest rate of 6.87500% 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 11:16 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject 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 mar-ketable 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 UP-COMING SALES

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

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

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

<u>115866</u>

<u>115868</u>

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

6701 NORTHGATE PKWY. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 21, 2006 and recorded in Liber 25428, Folio 741 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$356,090.00 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 18, 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 \$39,000 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 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 resel the property. If Purchaser defaults under t

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

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

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

(1-29.2-5.2-12)

LEGALS



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

6828 AMBER HILL CT. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated February 23, 2006 and recorded in Liber 24648, Folio 652 among the Land Records of Prince George's Co., MD, with an original principal balance of \$196,000.00 and an original interest rate of 6.25000% 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 18, 2015 AT 11:17 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 mar-ketable 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 UP-COMING SALES

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

34 AVONDALE ST. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated November 20, 2001 and recorded in Liber 15253, Folio 315 among the Land Records of Prince George's Co., MD, with an original principal balance of \$99,000.00 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 (Duval Wing entrance, located on Main St.), on

FEBRUARY 18, 2015 AT 11:24 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 \$8,000 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into ing, 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 mar-ketable 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 UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, be of loss or damage to the property from the date of 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 the sale to 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

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

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

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

(1-29,2-5,2-12) 115876

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

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

File No. 14-PG-AL-2941

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

vs.

Charles F. Colbert, Jr., and Rose M. Colbert, and Elizabeth M. Colbert, and FinanceAmerica, Corp., and Suburban Trust Company, and A & C Builders, Inc., Trustee, and Edward S. Cohn, Trustee, and F. Ira Wheatley, Trustee, and Donald F. Wood, Trustee, and Prince George's County, Maryland

And

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

501 Birchleaf Ave. Capitol Heights, MD 20743

Legal Description: LOTS 39.40 4,000.0000 Sq. Ft. & Imps. Carmody Hills Blk A Account ID: 18-2006435 Deed Ref.: 03248/00263 Assessed to: Colbert, Charles F. Jr. & Rose M. Eta.,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00181

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

501 Birchleaf Ave. Capitol Heights, MD 20743

Legal Description: LOTS 39.40 4,000.0000 Sq. Ft. & Imps. Carmody Hills Blk A Account ID: 18-2006435 Deed Ref.: 03248/00263 Assessed to: Colbert, Charles F. Jr. & Rose M. Eta.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 2015, by the Circuit Court for Prince George's County: Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances

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

Sydney J. Harrison, Clerk 116124 (2-12,2-19,2-26)

File No. 14-PG-AL-2998

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

VS.

Ronaldo Gutierrez, and Prince George's County, Maryland

And

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

7316 Leona St. District Heights, MD 20747

Legal Description: 7,000.0000 Sq. Ft. & Imps. Sherwood Lot 21 Account ID: 06-0487538 Deed Ref.: 33019/00001 Assessed to: Gutierrez, Ronaldo,

Defendants

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

CAE 15-00183

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

7316 Leona St. District Heights, MD 20747

Legal Description: 7,000.0000 Sq. Ft. & Imps. Sherwood Lot 21 Account ID: 06-0487538 Deed Ref.: 33019/00001 Assessed to: Gutierrez, Ronaldo

LEGALS

File No. 14-PG-AL-2944

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

vs.

6205 Lee Place, LLC, and Santorini Capital, LLC, and Brian P. Donegan, Trustee, and William F. Leahy, Trustee, and Prince George's County, Maryland

And

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

6205 Lee Pl. Capitol Heights, MD 20743

Legal Description: LOTS 72 74 76 78 LOT 80 15,625.0000 SQ. FT. & IMPS. CEDAR HEIGHTS Account ID: 18-2043917 Deed Ref.: 34727/00514 Assessed to: 6205 Lee Place LLC,

Defendants

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

CAE 15-00184

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

6205 Lee Pl. Capitol Heights, MD 20743

Legal Description: LOTS 72 74 76 78 LOT 80 15,625.0000 SQ. FT. & IMPS. CEDAR HEIGHTS Account ID: 18-2043917 Deed Ref.: 34727/00514 Assessed to: 6205 Lee Place LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of February, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of February, 2015, warning all persons interested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty 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

ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Prop erty, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this Property and vest-ing 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 (2-12,2-19,2-26) <u>116121</u>

File No. 14-PG-AL-3012

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

Thomas L. Douglass, and Mary Polly Douglass, and Cameron-Brown Company, and Bank of America, N.A., and Betty-Lou L. Almgren, Trustee, and Stacy B. Vereen, Trustee, and PRLAP, Inc., Trustee, and Prince George's County, Maryland

And

Mary P.,

vs.

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

6200 Terrence Dr. Clinton, MD 20735

Legal Description: 15,178.0000 Sq. Ft. & Imps. Waldon Woods- Lot 6 Blk N Account ID: 09-0848119 Deed Ref.: 04294/00977 Assessed to: Douglass, Thomas L. &

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 15-00187

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as: 6200 Terrence Dr.

Clinton, MD 20735

Legal Description: 15,178.0000 Sq. Ft. & Imps. Waldon Woods- Lot 6 Blk N Account ID: 09-0848119 Deed Ref.: 04294/00977 Assessed to: Douglass, Thomas L. & Mary P.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, though ore than from the date of sale has expired. It is thereupon this 2nd day of Feb ruary, 2015, by the Circuit Court for

LEGALS

ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this Property and vest-ing in the Plaintiff a title, free and

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

True Copy—Test: Sydney J. Harrison, Clerk 116128 (2-12, 2-19, 2-26)

File No. 14-PG-AL-3001

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

vs.

Evelyn White Hersh, Trustee of the Evelyn W. Hersh Revocable Living Trust, and Alan Hersh, and Sidney Hersh, and Prince George's County, Maryland

And

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

4430 Beech Rd Temple Hills, MD 20748

Legal Description: PARCEL B 32,670.0000 SQ. FT. & IMPS. ASWAN SUB-ADDN Account ID: 06-0514323 Deed Ref.: 08798/00367 Assessed to: Hersh Evelyn W Rev Liv Trs.,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00190

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

4430 Beech Rd Temple Hills, MD 20748

Legal Description: PARCEL B 32,670.0000 SQ. FT. & IMPS. ASWAN SUB-ADDN Account ID: 06-0514323 Deed Ref.: 08798/00367 Assessed to: Hersh Evelyn W Rev Liv Trs.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb ruary, 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 a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 27th day of February, 2015, warning all persons interested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLO 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 clear of all encumbrances Tel. (301) 571-2450 Plaintiff

Frank Stewart, and Prince George's County, Maryland

ORDER OF PUBLICATION

And

vs.

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

6221 Foote St. Capitol Heights, MD 20743

File No. 14-PG-AL-2962

Legal Description: (03 EAI-X TRS) 8,902.0000 Sq. Ft. & Imps. Account ID: 18-2112209 Deed Ref.: 24577/079 Assessed to: Stewart, Frank,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00188

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-

erty, situate in Prince George's County and described as:

Legal Description: (03 EAI-X TRS)

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid,

although more than six (6) months

It is thereupon this 2nd day of Feb-ruary, 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 a newspaper having general cir-

culation in Prince George's County once a week for three (3) successive

weeks, before the 27th day of Febru-

ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th

day of April, 2015, and redeem the

Property, and answer the Com-

plaint, or thereafter a final judgment

will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encum-

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

(2-12,2-19,2-26)

from the date of sale has expired.

Capitol Heights, MD 20743

8,902.0000 Sq. Ft. & Imps. Account ID: 18-2112209

Assessed to: Stewart, Frank

Deed Ref.: 24577/079

6221 Foote St.

erty 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 <u>116120</u> (2-12,2-19,2-26)

File No. 14-PG-AL-2937

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

vs.

Frimpong Manso, and Felicia F. Manso, and Mortgage America, Inc., and FinanceAmerica, Corp., and Edward A. Bohannon, Trustee, and M. Robert Kerr, Trustee, and Edward S. Cohn, Trustee, and A & C Builders, Inc., Trustee, and Prince George's County, Maryland

And

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

4503 39th St. Brentwood, MD 20722

Legal Description: 8,030.0000 Sq. Ft.. & Imps. Brentwood-rogers & Lot 26 Blk EYE Account ID: 17-1869031 Deed Ref.: 05192/00191 Assessed to: Manso, Frimpong & Felicia F.,

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 15-00185

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

4503 39th St. Brentwood, MD 20722

Legal Description: 8,030.0000 Sq. Ft.. & Imps. Brentwood-rogers & Lot 26 Blk EYE Account ID: 17-1869031 Deed Ref.: 05192/00191 Assessed to: Manso, Frimpong & Felicia F.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of February, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encum-

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

brances.

True Copy—Test: Sydney J. Harrison, Clerk 116122 (2-12,2-19,2-26)

NOTICE

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

> Substitute Trustees, Plaintiffs

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) True Copy—Test: Sydney J. Harrison, Clerk (2-12,2-19,2-26) 116123

File No. 14-PG-AL-2913

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

VS.

William Davis, and Argent Mortgage Company, LLC, and Valorie Kacherian, Trustee, and Prince George's County, Maryland

And

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

6901 Forest Ter. Landover, MD 20785

Legal Description: 3,041.0000 Sq. Ft. & Imps. Kent Village Lot 86 Blk H Account ID: 13-1398486 Deed Ref.: 26105/00490 Assessed to: Davis, William,

Defendants

v.

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00182

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

6901 Forest Ter. Landover, MD 20785

Legal Description: 3,041.0000 Sq. Ft. & Imps. Kent Village Lot 86 Blk H Account ID: 13-1398486 Deed Ref.: 26105/00490 Assessed to: Davis, William

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of February, 2015, warning all persons inter-

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of February, 2015, warning all persons interested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment vill be rendered foreclosing all rights of redemption in this Prop-erty 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 (2-12,2-19,2-26) 116126

LEGALS

NOTICE

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

> Substitute Trustees Plaintiffs

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 prop-erty 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) File No. 14-PG-AL-2932

True Copy—Test: Sydney J. Harrison, Clerk

ORDER OF PUBLICATION

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

vs.

brances

116127

Timothy Brown, and Barbara Brown, and Greenprop, Inc., and Greenpoint Mortgage Funding, Inc., and

AS Peleus, LLC, and Aaron Bean, Trustee, and Shaun Bean, Trustee, and Suellen Wohlfarth, Trustee, and Prince George's County, Maryland

And

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

9801 Greenbelt Rd., Unit D Lanham Seabrook, MD 20706

Legal Description: 3,226.0000 Sq. Ft. & Imps. Greenbelt Office C Account ID: 14-1667203 Deed Ref.: 22029/00554 Assessed to: Brown, Timothy & Barbara,

Defendants

v.

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 15-00189

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

9801 Greenbelt Rd., Unit D Lanham Seabrook, MD 20706

Legal Description: 3,226.0000 Sq. Ft. & Imps. Greenbelt Office C Account ID: 14-1667203 Deed Ref.: 22029/00554 Assessed to: Brown, Timothy & Barbara

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-

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

True Copy—Test: Sydney J. Harrison, Clerk 116129 (2-12,2-19,2-26)

LEGALS

NOTICE

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

> Substitute Trustees Plaintiffs

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 prop-erty mentioned in these proceedings erty mentioned in these proceedings and described as 14107 Kendal-wood Drive irta Road, Upper Marl-boro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, un-less cause to the contrary thereof be shown on or before the 20th day of February 2015 provided a copy 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 Febru-

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)

ORDER OF PUBLICATION

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

NOAH A. SMITH

vs.

SERVE: 11605 MARY CATHERINE DR CLINTON MD 20735

AND

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

SERVE ON: CSC LAWYERS IN-CORPORATING SERVICE COM-PANY, 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 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:

18,130.0000 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 CATHER-

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff VS. 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, RESI-DENT 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 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:

Plat 14 10,500.0000 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.

LEGALS

ORDER OF PUBLICATION 2014 MUNICIPAL INVESTMENTS,

LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

vs. T C CONCEPTS INTERNA-TIONAL, 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 ASSOCIA-TION, LENDER ON AN UNRE-LEASED DEED OF TRUST FROM A PRIOR OWNER

SERVE ON: CSC LAWYERS IN-CORPORATING SERVICE COM-PANY, RESIDENT AGENT 7 ST. PAUL STREET, SUITE 1660 BALTIMORE, MD 21202

AND

CONCEPTS INTERNATIONAL. LLC and, also known as 7608 LAN-HAM 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 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 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 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 (2-5, 2-12, 2-19)116014

ORDER OF PUBLICATION

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

Plaintiff vs.

SERVE: 15044 LAUREL OAKS

SERVE: 15044 LAUREL OAKS LN #16

LAUREL OAKS CONDOMINIUM

RICKY L BARROW

LANE #16 LAUREL MD 20707

AND

ANNE K. BARROW

LAUREL MD 20707

AND

ASSOCIATION, INC. SERVE: DAVID H. BADER, RESI-DENT 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

LEGALS

AND

And

And

MARYLAND

SERVE:

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

13512 LIVINGSTON RD described

as follows: Property Tax ID 05-

0320911 on the Tax Koll 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

PRINCE GEORGE'S COUNTY,

interest in the property.

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 14-34259

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, E Pt Lot 6 Eq. 2459 Acres 10,711. Sq. Ft & Imps. Pis-cataway, Assmt \$152,500 Lib 08447

Fl 686 and assessed to CLIFTON V THACKER and, also known as

3512 LIVINGSTON RD, CLINTON

MD 20735, Tax Account No. 05-0320911 on the Tax Roll of the Direc-

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

It is thereupon this 26th 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 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 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

tor of Finance.

expired.

Defendants

County and known as:)

13512 LIVINGSTON RD

CLINTON MD 20735

ORDER OF PUBLICATION

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

21030 Plaintiff vs.

RICHARD SERMON

SERVE: 5203 LEVERETT STREET OXON HILL MD 20745

AND

AND

FEDERAL NATIONAL MORT-GAGE ASSOCIATION A/K/A FANNIE MAE

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

TIM POOLE, TRUSTEE

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

AND

5203 LEVERETT ST

And

property.

MARYLAND

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 14-34258

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:

Defendants

And

SERVE:

OXON HILL MD 20745

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

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 repre-

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns, or succes-

sors in right, title and interest in the

PRINCE GEORGE'S COUNTY,

INE 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.

expired. It is thereupon this 26th 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 Centrey's County once a work for 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 vest-ing 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

KAREN CLAXTON

vs.

Defendant

Plaintiff

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 Abi-gale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or be-fore the 27th day of February, 2015,

PROVIDED, a copy of this NO-TICE be inserted in a newspaper published in said County once in each of three (3) successive weeks before the 27th day of February,

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)

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 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 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 vest-ing 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 prop-erty 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 be-fore 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) HOUSEHOLD FINANCE CORPO-RATION III

SERVE ON: THE CORPORATION TRUST, INCORPORATED, RESI-DENT 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 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, Allentown, 37,065. Sq. Ft. & Imps. Map 106 Grid D3 Par 232, Assmt \$321,100 Lib 34532 Fl 447 and assessed to T C 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 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:

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 LAUREL OAKS LN #16, LAUREL MD 20707, Tax Ac-count 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 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 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 vest-ing 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)

12th Election District, 2,001. Sq. & 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 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 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 vest-ing 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 Plaintiff

vs.

CLIFTON V. THACKER

SERVE: 516 BARCROFT AVENUE COLONIAL BEACH, VA 22443

SERVE: 13512 LIVINGSTON RD 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

YDNEY L HARRISON Clerk of the Circuit Court for Prince George's County, Maryland

encumbrances.

True Copy—Test: Sydney J. Harrison, Clerk (2-5,2-12,2-19) 116017

P CASE AIKEN II 11300 Rockville Pike, Suite 1015 Rockville, MD 20852 301-468-0080

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MURIEL L MONTGOMERY

Notice is given that Andrea Montgomery Shearman, whose address is 7693 165th Street NW, Lakeville, MN 55044 was on January 26, 2015 appointed personal representative of the estate of Muriel L Mont-gomery, who died on November 27, 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 26th 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 under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the 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.

ANDREA MONTGOMERY SHEARMAN Personal Representative

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

116084

Estate No. 98799 (2-5,2-12,2-19)

Plaintiff

ORDER OF PUBLICATION

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

VS. WILBUR J GUNTHER

SERVE: 7704 FREDERICK ROAD NEW CARROLLTON MD 20784

AND

DORIS K. BARBOUR

SERVE: PO BOX 1231 HALFWAY HOUSE #1685 SOUTH AFRICA

AND

REED SPELLMAN, TRUSTEE

SERVE: JOSEPH, GREENWALD & LAKKE, PA 6404 IVY LANE, SUITE 400 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:)

7704 FREDERICK ROAD NEW CARROLLTON MD 20784

And

Unknown Owner of the property 7704 FREDERICK ROAD described as follows: Property Tax ID 20-2261964 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 ČASE NO.:

CAE 14-34267

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, Imps. 6,095

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 14-34261

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:

3rd Election District, Phase 5 Unit 7-12, 5,995. Sq. Ft. & Imps. Lords Landing VIII, Assmt \$122,000 Lib 34496 FI 391 and assessed to JIMMY BELL, also known as 13520 LORD STERLING PL, UPPER MARL-BORO MD 20772, Tax Account No. 03-0242693 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 Jan-uary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a correct the Och 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 anthe 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 (2-5,2-12,2-19) 116019

ORDER OF PUBLICATION

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

WILLIAM H PIMBLE

AND

OWNER

AND

AND

AND

OWNER

AND

AND

And

And

MARYLAND

M. ANDREE GREEN,

COUNTY ATTORNEY

14741 GOVERNOR ODEN

BOWIE DRIVE, ROOM 5121

UPPER MARLBORO, MD 20772

In the Circuit Court for

Defendants

SERVE:

SERVE: 7015 EAST LOMBARD ST

FEDERAL REAL ESTATE AND

MORTGAGE CORP., A MD FOR-

FEITED CORPORATION AND

LENDER ON AN UNRELEASED

DEED OF TRUST FROM A PRIOR

SERVE: 5811 LANDOVER RD

PAUL M. NUSSBAUM, TRUSTEE

HERBERT W. REICHELT, TRUSTEE

WILLIE W. BROWN, PRIOR

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

7015 EAST LOMBARD ST de-

scribed as follows: Property Tax ID

13-1411768 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-

and interest in the property.

County and known as:)

LANDOVER MD 20785

7015 EAST LOMBARD ST

SERVE: 3723 34TH STREET

SERVE: 3723 34TH STREET

MT. RAINER, MD 20822

MT. RAINER, MD 20822

CHEVERLY, MD 20785

LEGALS

Prince George's County, Maryland ČASE NO.: CAE 14-34260

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:

13th Election District, 3,500. Sq. Ft. & Imps. Kentland Lot 49 B1 YOU, Assmt \$117,800 Lib 05777 Fl 723 and assessed to WILLIAM H PIMBLE and, also known as 7015 EAST LOMBARD ST, LANDOVER MD 20785, Tax Account No. 13-1411768 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 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 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 I. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Sydney J. Harrison, Clerk 116018 (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

MARCIA M LINDER

vs.

SERVE: 5409 MACBETH ST NEW CARROLLTON MD 20784

SERVE: 65 GALLATIN STREET, NW WASHINGTON, DC 20011

AND

EOUITY TRUST COMPANY CUS-TODIAN FBO MARK FRANK IRA C/O HMB SERVICING, LLC, AS SERVICING AGENT

SERVE: JASON BALIN, RESIDENT AGENT 709 FREDERICK ROAD, 2ND FLOOR CATONSVILLE, MD 21228

AND

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 (2-5, 2-12, 2-19)116020

ORDER OF PUBLICATION

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

Plaintiff

JACQUELINE MCDUFFIE

vs.

SERVE: 6106 WALBRIDGE ST 290 CAPITOL HEIGHTS, MD 20743

SERVE: 5424 MACBETH ST NEW CARROLLTON MD 20784

AND

AND

And

property.

MARYLAND

M. ANDREE GREEN,

COUNTY ATTORNEY

14741 GOVERNOR ODEN

And

SERVE:

TAWANDA P. LYLES

SERVE: 3704 HAYES ST NE APT

303 WASHINGTON, DC 20019

SERVE: 5424 MACBETH ST NEW CARROLLTON MD 20784

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

NEW CARROLLTON MD 20784

Unknown Owner of the property

5424 MACBETH ST described as

follows: Property Tax ID 02-0134114

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 succes-

sors in right, title and interest in the

PRINCE GEORGE'S COUNTY,

County and known as:)

5424 MACBETH ST

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:

property.

And

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 14-34264

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:

Forest, 29,53.0000 Sq. Ft. & Imps. Fort Washington Fo Lot 6 Blk J, Assmt \$148,200 Lib 2067 Fl 11 and assessed to ANTHONY V. SAVIN-SKI and MARY M. SAVINSKI, also known as 1305 MADISON DR, FORT WASHINGTON MD 20744, Tax Account No. 05-0382846 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.

LEGALS

Plaintiff

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

LLC C/O KENNY LAW GROUP, LLC

vs.

MARY M. SAVINSKI

County and known as:)

1305 MADISON DR

ANTHONY V. SAVINSKI

SERVE: 1305 MADISON DR

SERVE: 1305 MADISON DR

FORT WASHINGTON MD 20744

(All persons having or claiming to have an interest in the property sit-

uate and lying in Prince George's

FORT WASHINGTON MD 20744

Unknown Owner of the property

1305 MADISON DR described as

follows: Property Tax ID 05-0382846

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 succes-

sors in right, title and interest in the

FORT WASHINGTON MD 20744

21030

AND

AND

And

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

VS.

QUEEN FAMILY REVOCABLE TRUST

SERVE: KATRINA QUEEN, TRUSTEE 11011 GATES DRIVE 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:)

11011 GATES DR FORT WASHINGTON MD 20744

And

Unknown Owner of the property 11011 GATES DR described as follows: Property Tax ID 05-0359810 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 14-34268

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

5th Election District, Nr Silesia

25,915. Sq. Ft. & Imps., Assmt \$274,700 Lib 32578 Fl 438 and as-

sessed to QUEEN FAMILY REVO-

CABLE TRUST and, also known as 11011 GATES DR, FORT WASH-

INGTON MD 20744, Tax Account

No. 05-0359810 on the Tax Roll of

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

Plaintiff in this proceeding:

the Director of Finance

expired.

Defendants

Lot 17 Blk 103, Assmt \$142,000 Lib 32170 Fl 569 and assessed to WILBUR J GUNTHER and, also known as 7704 FREDERICK ROAD, NEW CARROLLTON MD 20784, Tax Account No. 20-2261964 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 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 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 vest-ing 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 116025 (2-5,2-12,2-19)

ORDER OF PUBLICATION

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

vs.

JIMMY BELL

SERVE: 13520 LORD STERLING PL 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:)

13520 LORD STERLING PL UPPER MARLBORO MD 20772

And

Unknown Owner of the property 13520 LORD STERLING PL described as follows: Property Tax ID 03-0242693 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, asLANDOVER MD 20785

JEFFREY P. SHILLER, TRUSTEE

SERVE: ONE SANFORD AVENUE BALTIMORE, MD 21228

AND

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

5409 MACBETH ST NEW CARROLLTON MD 20784

And

Unknown Owner of the property 5409 MACBETH ST described as follows: Property Tax ID 02-0182758 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

CECLIA BROWN, PRIOR OWNER 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 14-34262

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, Cae07-30325 w/TDT 8/5/08 3,510. Sq. Ft. & Imps Quincy Manor Lot 49 Blk G, Assmt \$155,900 Lib 31586 Fl 377 and assessed to MARCIA M LINDER and, also known as 5409 MACBETH ST, NEW CARROLLTON MD 20784, Tax Account No. 02-0182758 on the Tax Roll of the Director of Finance.

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.

BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

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

CASE NO.: CAE 14-34263

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:

3,600.0000 Sq. Ft. & Imps. Quincy Manor Lot 26 Blk E, Assmt \$149,700 Lib 04666 Fl 485 and assessed to JACQUELINE MCDUFFIE and TAWANDA P. LYLES, also known as 5424 MACBETH ST, NEW CAR-ROLLTON MD 20784, Tax Account No. 02-0134114 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.

expired. It is thereupon this 26th 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 20th day of February. 2015. fore 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 vest-ing 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 116021 (2-5,2-12,2-19)

THE PRINCE



It is thereupon this 26th day of Jan-uary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the incertion of a copy of this

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 20th day of February, 2015, warning all percens interseted in 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 re-demption in the property, and vest-ing 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 116022 (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

Arlene Venable Jerry Venable 9801 Muirfield Drive Upper Marlboro, MD 20772 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-25639

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 men tioned 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 \$158,620.00. The property sold herein is known as 9801 Muirfield Drive, Upper Marlboro, MD 20772.

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

True Copy—Test: Sydney J. Harrison, Clerk 116006 (2-5,2-12,2-19)

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 be-fore the 20th day of February, 2015, warring all percents warning all persons interested in the property to appear in this Court by the 31st day of March, 2015 and above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances 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 116026 (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

Lisa L. McPherson a/k/a Lisa Letrice McPherson 909 Hilldropt Court Capitol Heights, MD 20743 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-24450

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 \$207,742.37. The property sold herein is known as 909 Hilldropt Court, Capitol Heights, MD 20743.

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

True Copy—Test: Sydney J. Harrison, Clerk 115997 (2-5,2-12,2-19)

signs, or successors in right, title PRINCE GEORGE'S COUNTY,

The Complaint states, among other

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 OF PUBLICATION

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

vs. PATRICK T BARNES

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 ČASE NO.: CAE 14-34272

The object of this proceeding is to secure the foreclosure of all rights of 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 26,237. Sq. Ft. & Imps Clinton Dale Estat Lot 1 Blk 2, Assmt \$198,800 Lib 11449 Fl 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 Jan-uary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy o

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 14-34266

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:

2.0000 Acres & Imps., Map 037 Grid B2 Par 051, Assmt \$116,000 Lib 09952 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 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 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 anwer 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 (2-5,2-12,2-19) 116024

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, C/O KENNY LAW GROUP, LLC

, 1 st FLOOR
MARYLAND
Plaintiff

IEFFREY W BEATTY

vs.

SERVE: 13008 GERRY ROAD CLINTON MD 20735

AND

DEUTSCHE BANK NATIONAL

LEGALS

& Imps. LAZY ACRES LOT 6 BLK C, Assmt \$190,900 Lib 00000 FI 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 I. 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 Plaintiff

KARL HOLBERT, JR

vs.

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

AND

HAMPSHIRE HALL UTILITY COMPANY, INC

SERVE: THE CORPORATE SERV-ICES 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 fol-Property Tax ID 03-3248879 ows: 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.

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

21030 Plaintiff vs.

MARGO BELL-PERKINS

SERVE: 14215 GOVERNOR LEE PL

UPPER MARLBORO MD 20772

AND

CLEARVUE OPPORTUNITY XXVI, LLC

SERVE: MATT REGAN, RESI-DENT AGENT 895 DOVE STREET, SUITE 125 NEWPORT BEACH, CA 92660

MARK H. WITTSTADT, TRUSTEE

AND

SERVE: 9409 PHILADELPHIA RD BALTIMORE, MD 21237

AND

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GERARD WM. WITTSTADT, JR.,
TRUSTEE
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SERVE: 9409 PHILADELPHIA RD
BALTIMORE, MD 21237
```

AND

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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

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 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

3rd Election District, 2,926. Sq. Ft. & Imps Villages of Marlbo Lot 48 Blk B, Assmt \$219,300 Lib 17971 Fl

632 and assessed to MARGO BELL-

PERKINS and, also known as 14215 GOVERNOR LEE PL, UPPER MARLBORO MD 20772, Tax Ac-

count No. 03-0221002 on the Tax

The Complaint states, among other

things, that the amounts necessary for redemption have not been paid

Roll of the Director of Finance.

Plaintiff in this proceeding:

LEGALS

LLC

21030

SERVE:

AND

ICES, INC.

SERVE:

AGENT

AND

TRUSTEE

SERVE:

AND

SERVE ON:

AGENT

AND

And

And

MARYLAND

M. ANDREE GREEN,

COUNTY ATTORNEY

14741 GOVERNOR ODEN

SERVE:

CORPORATED,

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC

vs.

1902 WETHERBOURNE CT

SPRINGLEAF FINANCIAL SERV-

F/K/A AMERICAN GENERAL FI-

THE CORPORATION TRUST IN-

CHARLES H. ANDERSON, III,

9418 ANNAPOLIS RD, STE 104

WOODVIEW VILLAGE HOME-OWNER'S ASSOCIATION, INC.

OSCAR MCEACHERN, RESIDENT

(All persons having or claiming to have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

1902 WETHERBOURNE CT de-

scribed as follows: Property Tax ID

13-1566751 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

PRINCE GEORGE'S COUNTY,

and interest in the property.

LANHAM, MD 20706

1805 SAHARA LANE

County and known as:)

BOWIE MD 20721

1902 WETHERBOURNE CT

MITCHELLVILLE, MD 20721

351 WEST CAMDEN STREET

BALTIMORE, MD 21201

NANCIAL SERVICES (DE), INC.

JOE L. BARRETT

BOWIE MD 20721

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

RESIDENT

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

21030 Plaintiff VS.

ROY EDWARD WILLIAMS

SERVE: 3606 SWANN RD SUITLAND MD 20746

AND

MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC A/K/A MERS

SERVE ON: BILL BECKMANN, PRESIDENT AND CHIEF EXECU-TIVE OFFICER 1818 LIBRARY ST RESTON VA 20190

AND

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMOR-GAN CHASE BANK NA AS TRUSTEE FOR WAMU MORT-GAGE PASS-THROUGH CERTIFI-CATES, SERIES 2004-RP1

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

JAMES E, CLARKE, TRUSTEE

ATLANTIC LAW GROUP, LLC

LEESBURG, VA 20175

LEESBURG, VA 20175

RENEE DYSON, TRUSTEE

ATLANTIC LAW GROUP, LLC

SERVE: LIEN SERVICING, LLC

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

1602 VILLAGE MARKET BLVD SE,

MENAPACE,

1602 VILLAGE MARKET BLVD SE,

AND

SERVE

STE 310

AND

SERVE:

STE 310

AND

AND

And

SHANNON

P.O. BOX 159

PHOENIX, MD 21131

County and known as:)

SUITLAND MD 20746

3606 SWANN RD

TRUSTEE

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 vest-ing 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, 21030 MARYLAND Plaintiff

vs.

THE ESTATE OF DAVID D JOHN-SON, SR

SERVE ON: DAVID DERWIN JOHNSON, JR., PERSONAL REP-RESENTATIVE 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.

TRUST COMPANY A DIVISION OF DEUTSCHE BANK, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAP-ITAL I TRUST 2006-HE7, MORT-PASS-THROUGH GAGE 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 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, 22,173 Sq. Ft.

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 ČASE NO.:

CAE 14-34271

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:

3rd Election District, Garage G-207 1,554 Sq. Ft. & Imps Hampshire Hall Condo, Assmt \$127,700 Lib 34656 FI 022 and assessed to KARL HOL-BERT, 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 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 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 re-demption in the property, and vest-ing 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) Defendants

In the Circuit Court for

lows: Property Tax ID 06-0605279 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

3606 SWANN RD described as fol-

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 14-34407

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:

12,355.000 Sq. Ft. & Imps. Map 088 Grid F1 Par 096, Assmt \$174,700 Lib Fl and assessed to ROY E. WILLIAMS, also known as 3606 SWANN RD, SUITLAND MD 20746 Tax Account No. 60 (665270) 20746, Tax Account No. 06-0605279 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 2nd day of Feb-ruary, 2015, by the Circuit Court for

ruary, 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 27th day of February, 2015, warning all persons interested in warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and re-deem the property described above and answer the Complaint or there-after 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 116099 (2-12,2-19,2-26) BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.:

CAE 14-34291

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:

10,028.0000 Sq. Ft. & Imps. Wood-view Village P Lot 8 Blk C, Assmt \$267,400 Lio 08226 Fl 630 and assessed to JOE L BARRETT and JOYCE B. BARRETT, also known as 1902 WETHERBOURNE CT, BOWIE MD 20721, Tax Account No. 13-1566751 on the Tax Roll of the Di-roctor of Linearce 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 2nd day of Feb-ruary, 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 27th day of February, 2015, warning all persons interested in warning all persons interested in the property to appear in this Court by the 7th day of April, 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 redemption in the property, and vesting in the Plaintiff a tile, free and clear of all encumbrances 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 116090 (2-12,2-19,2-26)



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 20th day of February 2015 fore 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 vest-ing 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

although more than six (6) months and a day from the date of sale has expired. Expired. It is thereupon this 26th day of Jan-uary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given

ORDER OF PUBLICATION

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

CHORN CHANN

vs.

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 Koll 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 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:

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 AcDAVIS 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 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:

12th Election District -ncoa2nd2010- 9,112 Sq. Ft. & Imps. Birchwood City Lot 30, Blk V, Assmt \$165,100 Lib 34017 FI 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 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 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 an-swer 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

LEGALS

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns, or succes-

sors in right, title and interest in the

PRINCE GEORGE'S COUNTY,

property.

MARYLAND

M. ANDREE GREEN,

COUNTY ATTORNEY

14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121

UPPER MARLBORO, MD 20772

In the Circuit Court for

CAE 14-34276

And

SERVE:

ORDER OF PUBLICATION

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

TEMPLE HILLS MD 20748

have an interest in the property situate and lying in Prince George's

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 TEMPLE HILLS MD 20748 Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the And

Defendants

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 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 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 an-swer 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)

LEGALS

NOTICE

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

FLOOR

Plaintiff VS.

RENE T PIERCE

SERVE: 4806 HIDDEN PINE LANE

SERVE: PO BOX 1003 TEMPLE HILLS MD 20757

AND

Prince George's County, Maryland CASE NO.: (All persons having or claiming to

County and known as:) 4806 HIDDEN PINE LN

Unknown Owner of the property 4806 HIDDEN PINE LN described as follows: Property Tax ID 12-1300086 on the Tax Koll 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 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:

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

LEGALS

(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 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: 9,982.0000 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 Jo. 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 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 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 fore-

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 14-34278

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:

12th Election District, 8,428. Sq. Ft. & Imps Birchwood City Lot 36 Blk L, Assmt \$167,100 Lib 05997 FI 450 and Assessed to DONALD B HAUGHTON and LYNETTE B. LAM, also known as 1604 JARVIS AVE, OXON HILL MD 20745, Tax DONALD Account No. 12-1294115 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 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 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 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

SYDNEY J. HARRISON

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

LEGALS

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

Guardianship No. GD-10566

ORDER OF PUBLICATION

JEQUAN JOHNSON, Minor

In the Matter of:

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

True Copy—Test: Sydney J. Harrison, Clerk

encumbrances.

116036

count 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 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 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 vest-ing 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)

ORDER OF PUBLICATION

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

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

encumbrances. SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR

COCKEYSVILLE, MARYLAND

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

Plaintiff

True Copy—Test: Sydney J. Harrison, Clerk

VS.

SERVE: 1037 HIGGINS WAY

SERVE: 1037 HIGGINS WAY

HYATTSVILLE MD 20782

THERESA A. JONES-BOYD

SERVE: 1037 HIGGINS WAY

EVERMAY VILLAGES HOME-

OWNERS ASSOCIATION, INC., A

MARYLAND FORFEITED CORPO-

SERVE: JEFFREY VAN GRACK,

3 BETHESDA METRO CENTER,

SERVE: GREGORY A. ALEXAN-

THE LAW OFFICES OF GREGORY

ANNAPOLIS, MARYLAND 21401

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

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 repre-

HYATTSVILLE MD 20782

HYATTSVILLE MD 20782

JAMES A BOYD, SR

MELINDA D. BOYD

116032

21030

AND

AND

AND

RATION

SUITE 380

DRIDES, ESQ.

AND

And

RESIDENT AGENT

BETHESDA, MD 20814

ALEXANDRIDES, LLC

County and known as:)

HYATTSVILLE MD 20782

1037 HIGGINS WAY

823 WEST STREET

Carol C Johnson and Charles E Johnson

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

CIVIL NO. CAE 13-04158

ORDERED, this 3rd day of February, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9002 Ballard Lane, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of 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 be-fore the 3rd day of March, 2015,

The report states the amount of sale to be \$149,500.00.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

<u>1162</u>32 (2-12,2-19,2-26)

NOTICE

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

Ashley N. Smith

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

CIVIL NO. CAEF 14-11980

ORDERED, this 5th day of February, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6922 Hawthorne Street, Landover, Maryland 20785 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of March, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 5th day of March, 2015, next. The report states the amount of sale to be \$42,500.00. Sydney J. Harrison Clerk of the Circuit Court for

Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116234 (2-12,2-19,2-26)

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a Defendants general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore 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 vest-ing 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) 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

> OXON HILL MD 20745 AND

BANK OF AMERICA, NA

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

SERVE: 18 NORTH HURON DR

Plaintiff

AND

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SERVE: JULIAN CASTRO, SECRE-TARY 451 7TH STREET, SW WASHINGTON, DC 20410

SERVE: CAROL B. PAYNE BALTIMORE FIELD OFFICE DI-RECTOR 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

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 116035 (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. DONALD B HAUGHTON SERVE: 1604 JARVIS AVE OXON HILL MD 20745 AND LYNETTE B. LAM SERVE: 1604 JARVIS AVE OXON HILL MD 20745 AND WILLIAM J. PETRINA, TRUSTEE

PNC BANK, NATIONAL ASSOCI-ATION

SERVE: CSC-LAWYERS INCOR-PORATING INC., RESIDENT AGENT 7 ST PAUL ST, STE 1660 BALTIMORE, MD 21202

AND

AND

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

1604 JARVIS AVE OXON HILL MD 20745

And

Unknown Owner of the property 1604 JARVIS AVE described as follows: Property Tax ID 12-1294115 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

A petition for the guardianship of person of a minor child, namely **JEQUAN JOHNSON** an infant male born on April 20, 2001 at Anne Arundel Medical Hospital, Annapo-lis, 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, Mary-land, that the respondent, Tarrance Johnson, Jr., the natural father of the aforementioned child, is hereby no-tified 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 re-spondent 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)

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

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be ac-cepted 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 sched-uled 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)

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

10405 BLACKSTONE AVE. CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006 and recorded in Liber 24881, Folio 408 among the Land Records of Prince George's Co., MD, with an original principal balance of \$387,000.00 and an original interest rate of 2.00000% 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 11:26 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 yourd by up conserve, 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 defa

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

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

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

115878

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

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852

(301) 961-6555

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13204 4TH ST. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated June 26, 2007 and recorded in Liber 28297, Folio 713 among the Land Records of Prince George's Co., MD, with an original principal balance of \$473,050.00 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 18, 2015 AT 11:27 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 \$69,000 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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.

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

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

115879

(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

2833 FOREST RUN DR., UNIT # 2833A DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 17, 2006 and recorded in Liber 27323, Folio 615 among the Land Records of Prince George's Co., MD, with an original principal balance of \$305,400.00 and an original interest rate of 6.875% 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 18, 2015 AT 11:25 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 Number 2833A, in Condominuim Phase Three (3), The Avenue at Forest Run 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 \$32,000 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. Truste

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

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

115877

(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

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 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 defaulted purch

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

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 mar-ketable 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 UP-COMING SALES

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

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

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

(1-29,2-5,2-12) 116055

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

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

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 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 Substi-tute 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 (410) 825-2900 www.mid-atlanticauctioneers.com

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

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

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

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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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for abating 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 t

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

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

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

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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 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 #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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

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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

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

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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure unstion. In such a wart the defaulting nurchaser shall be light for the 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 inci-dental 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

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

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

<u>115853</u>

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 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 resel the property. If Purchaser defaulted purcha

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

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

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

115881

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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any renumment agreement reinstation of whether the loan prior to the sale. Ing, 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 prop-erty at the rick and cost of the defaulting purchaser. The defaulted purchaser erty 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 mar-ketable 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 UP-COMING SALES

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

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

5213 WHITFIELD CHAPEL RD. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 24, 2006 and recorded in Liber 26145, Folio 528 among the Land Records of Prince George's Co., MD, with an original principal balance of \$544,185.00 and an original interest rate of 1.63% 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 18, 2015 AT 11:31 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 sub-ject 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 mar-ketable 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 UP-COMING SALES

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

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

(1-29,2

(1-29,2-5,2-12) 115882

(1-29,2-5,2-12) 115883

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

SERVE: 6016 QUINTANA STREET

SERVE: 6016 QUINTANA STREET

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

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 repre-

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns, or succes-

sors in right, title and interest in the

PRINCE GEORGE'S COUNTY,

vs.

RIVERDALE, MD 20737

SERVE: 5620 67TH AVE

RIVERDALE MD 20737

SALAMEH HADDAD

RIVERDALE, MD 20737

SERVE: 5620 67TH AVE

RIVERDALE MD 20737

County and known as:)

RIVERDALE MD 20737

5620 67TH AVE

JAIME LINARES

LEGALS

LLC

21030

AND

AND

And

property.

MARYLAND

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 14-34216

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 FI 199 and

assessed to JAIME LINARES and

SALAMEH HADDAD, also known

Defendants

And

SERVE:

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, C/O KENNY LAW GROUP LLC 11426 YORK ROAD, 1st FLOOR OCKEYSVILLE, 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 situate 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-

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

4818 68TH AVE NEW CARROLLTON MD 20784

And

Plaintiff

Unknown Owner of the property 4818 68TH AVE described as follows: Property Tax ID 02-0154104 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 14-34217

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 F1 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, 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

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

LLC C/O KENNY LAW GROUP, LLC

-Test:

True Copy-

115920

21030

Prince George's County, Maryland CASE NO .:

LEGALS

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 Lb 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 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 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 Plaintiff

SERVE: 12205 BROLASS ROAD

VS. DANIEL C ROBINSON

CLINTON MD 20735 AND

BANK OF AMERICA, NA

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

AND

PRLAP, INC., TRUSTEE

BALTIMORE, MD 21201

1811 62ND AVE described as follows: Property Tax ID 18-2047678 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.

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 redemption in the property, and vesting in the Plaintiff a title, free

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

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS

C/O KENNY LAW GROUP, LLC

COCKEYSVILLE, MARYLAND

THE ESTATE OF MALCOLM

SERVE: MONIQUE JEFFERS, PER-

CSC LAWYERS INCORPORATING

7 ST. PAUL STREET, SUITE 1660

PAMELA B. TATUM, TRUSTEE

SERVE: 1001 SEMMES AVENUE

MARYLIN L. LONG, TRUSTEE

SERVE: 1001 SEMMES AVENUE

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

SONAL REPRESENTATIVE

LANDOVER MD 20785

11426 YORK ROAD, 1st FLOOR

vs.

SERVE: 1811 62ND AVE

LANDOVER MD 20785

SHELTON JEFFERS

1811 62ND AVE

SUNTRUST BANK

SERVICE COMPANY

BALTIMORE, MD 21202

RICHMOND, VA 23224

RICHMOND, VA 23224

County and known as:)

LANDOVER MD 20785

1811 62ND AVE

RESIDENT AGENT

SERVE ON:

MONIQUE JEFFERS

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

Plaintiff

and clear of all encumbrances.

True Copy—Test: Sydney J. Harrison, Clerk

115922

LLC

21030

AND

AND

AND

AND

AND

And

ORDER OF PUBLICATION 2014 MUNICIPAL INVESTMENTS,

LLC C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff vs.

GARY R. MCGOWAN

SERVE: 7024 CHINA DOLL COURT BRANDYWINE, MD 20613

SERVE: 7046 COMMANDER HOWE TER **BRANDYWINE MD 20613**

AND

SEVERN SAVINGS BANK, FSB

SERVE: ALAN J. HYATT, RESI-DENT AGENT 200 WESTGATE CIRCLE, SUITE 500 ANNAPOLIS, MD 21401

AND

MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC A/K/AMERS

SERVE ON: BILL BECKMANN, PRESIDENT AND CHIEF EXECU-TIVE OFFICER 1818 LIBRARY ST RESTON VA 20190

AND

ALAN J. HYATT, TRUSTEE

SERVE: 200 WESTGATE CIRCLE, SUITE 500 ANNAPOLIS, MD 21401

AND

CHADDSFORD COMMUNITY AS-SOCIATION, INC.

SERVE ON: BLANCHE THOMP-SON, RESIDENT AGENT 7700 OLD BRANCH AVE, STE E203 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:)

7046 COMMANDER HOWE TER **BRANDYWINE MD 20613**

And

Unknown Owner of the property 7046 COMMANDER HOWE TER described as follows: Property Tax ID 11-3241379 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

Unknown Owner of the property SERVE ON: THE CORPORATION

lows: Property Tax ID 02-0167874 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 14-34214

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 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.

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 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 re-deem the property described above and answer the Complaint or thereafter 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 115917 (1-29,2-5,2-12)

as 5620 67TH AVE, RIVERDALE MD 20737, Tax Account No. 19-Sydney J. Harrison, Clerk 2160760 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, 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 <u>115919</u> (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st FLOOR COCKEYSVILLE, MARYLAND 21030
Plaintiff vs.
PROCESS PROS LLC
SERVE: YENNI FELIX, RESIDENT AGENT 5215 EDGEWOOD ROAD COLLEGE PARK, MD 20740
AND
MARY L. HURLEY, ESQUIRE, TRUSTE
SERVE: 44081 PIPELINE PLAZA, SUITE 100 ASHBURN, VA 20147
AND
CONFE, LLC
SERVE: YENNI FELIX, RESIDENT AGENT 5215 EDGEWOOD ROAD COLLEGE PARK, MD 20740
AND

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:)

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 repre-

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns, or succes-

sors in right, title and interest in the

PRINCE GEORGE'S COUNTY,

NT AGENT

12205 BROLASS RD CLINTON MD 20735

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND And

property.

MARYLAND

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

ČASE 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

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

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

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-

Roll of the Director of Finance.

expired.

Plaintiff in this proceeding:

Defendants

And

SERVE

Plaintiff

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

JOSE A. HERNANDEZFUENTES

SERVE: 6304 BUCKLER RD CLINTON MD 20735

vs.

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 situate 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 follows: Property Tax ID 09-0966135 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

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 14-34215

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:

18th Election District 6,456 Sq. Ft. & Imps. Cheverly Lot 16 Blk D, Assmt \$68,100 Lib 03066 Fl 205 and assessed to MALCOLM S JEFFERS and MONIQUE JEFFERS, P.R., also known as 1811 62ND AVE, LAN-DOVER MD 20785, Tax Account No. 18-2047678 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

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 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

115918 (1-29,2-5,2-12) 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 14-34226

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:

1,430.0000 Sq.Ft. & Imps. McK-endree Village-Lot 106 Blk E, Assmt \$203,900 Lib 34780 Fl 219 and assessed to GARY R. MCGOWAN, also known as 7046 COMMANDER HOWE TER, BRANDYWINE MD 20613, Tax Account No. 11-3241379 on the Tax Roll of the Director of Fi-

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 redeem the property described above and answer the Complaint or thereafter 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 115929 (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. 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

6603 KILMARNOCH SERVE: DRIVE CATONSVILLE, MD 21228

AND

CHASITY BROWN, TRUSTEE

SERVE: 312 MARSHALL AVE, SUITE 800 LAUREL, MD 20707

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 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 (1-29,2-5,2-12) <u>11592</u>8

ORDER OF PUBLICATION

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

LEGALS

ORDER OF PUBLICATION

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

21030 Plaintiff vs.

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

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 succes-

sors in right, title and interest in the

PRINCE GEORGE'S COUNTY,

AND

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND (All persons having or claiming to have an interest in the property situate and lying in Prince George's Plaintiff County and known as:)

5201 BAYNE PLACE TEMPLE HILLS MD 20748

property.

MARYLAND

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 14-34222

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

6th Election District, 10,013.0000

Sq. Ft & Imps Allentwon 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-

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid

rector of Finance.

Plaintiff in this proceeding:

Defendants

And

SERVE:

And

SERVE: JOYCE WILLIAMS, RESI-DENT AGENT 5300 UPSHUR STREET BLADENSBURG, MD 20710

AND

CHARLES JENKINS, INDIVIDU-ALLY

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 redemption in the property, and vesting in the Plaintiff a title, free

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

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

and clear of all encumbrances

True Copy-Test:

115924

LLC

21030

JDI III LLC

Sydney J. Harrison, Clerk

VS.

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 situate 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-

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 ČASE 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, 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 fore-closing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY I. 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.

DAMON PARRAN

SERVE: 1901 COLUMBIA AVENUE LANDOVER MD 20785

AND

JAMES J. FITZGIBBONS, TRUSTEE

LEGALS

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 redeem the property described above and answer the Complaint or thereafter a Final Judg-ment 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

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

COCKEYSVILLE, MARYLAND

LLC C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1st FLOOR

vs.

MONICA TURNER-LEE

BG REALESTATE, LLC

ROCKVILLE, MD 20850

RESIDENT AGENT

SERVE: 5706 BELRIDGE RD

UPPER MARLBORO MD 20772

SERVE ON: JOEL HOFFMAN,

966 HUNGERFORD DRIVE, SUITE

JOEL A. HOFFMAN, TRUSTEE

BELMONT CREST UTILITY, LLC

SERVE ON: STEPHEN H. HEL-

4000 MITCHELLVILLE ROAD,

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

UPPER MARLBORO MD 20772

Unknown Owner of the property

5706 BELRIDGE RD described as

FRICH, RESIDENT AGENT

966 HUNGERFORD

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

Plaintiff

True Copy—Test: Sydney J. Harrison, Clerk

115930

21030

AND

21B

AND

SERVE:

AND

SUITE 416

AND

And

Plaintiff

BOWIE, MD 20716

County and known as:)

5706 BELRIDGE RD

DRIVE, SUITE 22

ROCKVILLE, MD 20850

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 HORSTKHAMP, LEGAL DEPARTMENT 1818 LIBRARY ST, STE 300 RESTON VA 20190-6280

AND

(All persons having or claiming to have an interest in the property situate 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 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 14-34225

The object of this proceeding is to secure the foreclosure of all rights of 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 11,832.0000 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

AND

(All persons having or claiming to have an interest in the property situate 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 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 14-34221

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, 6,782.0000 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 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,

scribed as follows: Property Tax ID 20-2252955 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 14-34223

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, 10,200.0000 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 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 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 there-after 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 115926 (1-29,2-5,2-12) 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 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 appear the Completing or there. and answer the Complaint or thereafter 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 I. 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,

SERVE: 19315 AQUASCO ROAD

SERVE: 19315 AQUASCO ROAD

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff vs.

STEVE G TIPPETT

BRANDYWINE MD 20613

AND

DONNA J. TIPPETT

BRANDYWINE MD 20613 AND

(All persons having or claiming to have an interest in the property situate 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 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,

SERVE: THOMAS H. PRICE, III, P.A. 13321 NEW HAMPSHIRE AV-ENUE, SUITE 110 SILVER SPRING, MD 20904

AND JBN REALTY INVESTMENT, INC.

SERVE: JOHN D. PETERSON, RES-**IDENT AGENT** 12101 WHIPPOORWILL LANE 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:)

1901 COLUMBIA AVE LANDOVER MD 20785

And

Unknown Owner of the property 1901 COLUMBIA AVE described as follows: Property Tax ID 13-1408988 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 14-34227

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:

13TH Election District, Lts 29.30.31.32 10,000 SqFt & Imps. Co-lumbia Park Blk 23, Assmt \$138,300 Lib 29384 FI 669 and assessed to DAMON PARRON and, also known as 1901 COLUMBIA AVE, LANDOVER MD 20785, Tax Account No. 13-1408988 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 follows: Property Tax ID 15-3711579 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 14-34220

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:

Cae08 18896 W/TDT 6/17/09, 12,457.000 Sq. Ft. & Imps Belmont Crest-plat Lot 4 Blk B, Assmt \$400,500 Lib 31613 Fl 486 and as-sessed to MONICA TURNER-LEE, also known as 5706 BELRIDGE RD, UPPER MARLBORO MD 20772, Tax Account No. 15-3711579 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-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 rethe 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 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

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

True Copy—Test: Sydney J. Harrison, Clerk

Plaintiff

ORDER OF PUBLICATION

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

vs. KATIE M. CHANDLER, TRUSTEE UNDER THE CHANDLER LIVING TRUST DATED IULY 19, 2000

SERVE: 5008 WHEELER RD OXON HILL MD 20745

AND

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

5008 WHEELER RD OXON HILL MD 20745

And

Unknown Owner of the property 5008 WHEELER RD described as follows: Property Tax ID 12-1216233 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 14-34292

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:

Nw Pt Lot 6 Eq 13586 Sq Ft, 13,586.0000 Sq. Ft. & Imps. Barnaby Manor Wood, Assmt \$189,700 Lib 14258 Fl 419 and assessed to HAR-VEY J CHANDLER and KATIE M. CHANDLER, also known as 5008 WHEELER RD, OXON HILL MD 20745, Tax Account No. 12-1216233 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 2nd day of Feb-ruary, 2015, by the Circuit Court for

BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO .: CAE 14-34293

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:

18,893.0000 Sq. Ft. & Imps. Lanham Heights Lot 1, Assmt \$152,400 Lib 01873 Fl 363 and assessed to JOHN W HENDERSON and HILDA A. HENDERSON, also known as 5425 WHITFIELD CHAPEL RD, LAN-HAM MD 20706, Tax Account No. 20-2211480 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 2nd day of Feb-ruary, 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 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 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 116092 (2-12,2-19,2-26)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, C/O KENNY LAW GROUP, LLC

C/O KEININI LON GARE 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

vs. WILFREDO CHICAS

SERVE: 6305 23RD AVE HYATTSVILLE MD 20782

AND

SERVE: 6305 23RD AVE

PAULINE CHICAS

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:)

LEGALS

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

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

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

THE ESTATE OF SARAH E.

PERSONAL REPRESENTATIVE

THE CORPORATION TRUST, RES-

351 WEST CAMDEN STREET

BALTIMORE, MD 21201

C/O KENNY LAW GROUP, LLC

vs.

9025 CONTINENTAL PL

LANDOVER MD 20785

(2-12,2-19,2-26)

Plaintiff

and clear of all encumbrances.

True Copy—Test:

<u>1160</u>93

21030

GOUGH

AND

AND

AND

SERVE ON:

AGENT

SERVE ON:

CITIBANK, NA

IDENT AGENT

SERVE ON:

Sydney J. Harrison, Clerk

ORDER OF PUBLICATION 2014 MUNICIPAL INVESTMENTS,

LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff vs.

TWO THIRTY ONE TEMPLE HOLDING CORP.

SERVE: WILLIAM H. ROSS, RESIDENT AGENT 9401 INDIAN HEAD HIGHWAY OXON HILL, 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:)

TEMPLE HILLS MD 20748

5732 FISHER RD

And

Unknown Owner of the property 5732 FISHER RD described as follows: Property Tax ID 12-1250604 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

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

PRINCE GEORGE'S COUNTY,

Defendants In the Circuit Court for Prince George's County, Maryland CASE NO.:

CAE 14-34296

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:

12th Election District Lot 8 Ex 1125 SF to PG Co 15,250. Sq Ft & Imps Andre Sub, Assmt \$70,500 Lib 10505 Fl 341 and assessed to TWO THIRTY ONE TEMPLE HOLDING CORP. and, also known as 5732 FISHER RD, TEMPLE HILLS MD 20748, Tax Account No. 12-1250604 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

LEGALS

500 DELAWARE AVENUE WILMINGTON DE 19801

1610 E. ST. ANDREW PLACE, SUITE B SANTA ANA, CA 92705

DENT AGENT

SERVE:

AND

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

305 FARMHOUSE RD ACCOKEEK MD 20607

And

Unknown Owner of the property 305 FARMHOUSE RD described as follows: Property Tax ID 05-0355768 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 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 14-34297

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 21,838. Sq Ft & Imps. Bellevue Estates Lot 2 Blk 1, Assmt \$197,900 Lib 06192 Fl 054 and assessed to PAUL M STANCIL and MADONNA G STANCIL, also known as 305 FARMHOUSE RD, ACCOKEEK MD 20607, Tax Ac-count No. 05-0355768 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 2nd day of Feb-ruary, 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 27th day of February, 2015, warning all persons interested in the property appear in this (day of April, 2015 and redeem the property described above and anwer 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.

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 14-34405

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:

1.500.000 Sq. Ft. & Imps. Pinebrook Townhome Lot 19, Assmt \$110,300 Lib 07062 Fl 034 and assessed to ELMO R MILLER, JR, also known as 6736 HAWTHORNE ST, LAN-DOVER MD 20785, Tax Account No. 13-1461664 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 2nd day of Feb-ruary, 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 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 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 116097 (2-12,2-19,2-26)

LEGALS

NOTICE

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

CENTENNIAL VILLAGE HOME-OWNERS ASSOCIATION, INC. MICHAEL S. FINLEY, RESIDENT 400 SERENDIPITY DRIVE

MILLERSVILLE, MD 21108 AND

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

9025 CONTINENTAL PL LANDOVER MD 20785

And

Unknown Owner of the property 9025 CONTINENTAL PL described

B. GEORGE BALLMAN, TRUSTEE SERVE 6 MONTGOMERY VILLAGE, STE 402GAITHERSBURG, MD 20879 AND

DERWOOD, MD 20855

THOMAS D. GIBBONS, TRUSTEE SERVE: 5805 WILD FLOWER CT

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 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and redeem the property described above and answer the Complaint or thereafter 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 116091 (2-12,2-19,2-26)

ORDER OF PUBLICATION

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

vs.

Plaintiff

HILDA A. HENDERSON

SERVE: 5425 WHITFIELD CHAPEL 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:)

5425 WHITFIELD CHAPEL RD LANHAM MD 20706

And

Unknown Owner of the property 5425 WHITFIELD CHAPEL RD described as follows: Property Tax ID 20-2211480 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

6305 23RD AVE HYATTSVILLE MD 20782

And

And

Unknown Owner of the property 6305 23RD AVE described as follows: Property Tax ID 17-1874957 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 14-34294

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:

17th Election District, 6,400 Sq. Ft. & Imps. Riggs Manor Lot 4 Blk 9, Assmt \$142,600 Lib 07969 Fl 070 and assessed to WILFREDO CHICAS and PAULINE CHICAS, also known as 6305 23RD AVE, HY-ATTSVILLE MD 20782, Tax Account No. 17-1874957 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 2nd day of Feb-ruary, 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 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and re-deem the property described above and answer the Complaint or there-

as follows: Property Tax ID 13-1504950 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 14-34295

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:

Plat Three, 1,500.0000 Sq. Ft. & Imps. Centennial Village Lot 72, Assmt \$155,300 Lib 05034 Fl 487 and assessed to ERNEST E GOUGH and SARAH E. GOUGH, also known as 9025 CONTINENTAL PL, LAN-DOVER MD 20785, Tax Account No. 13-1504950 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 2nd day of Feb-ruary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the incertion of a copy of this

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 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 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 (2-12,2-19,2-26) 116094

ired.

It is thereupon this 2nd day of Feb-ruary, 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 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 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 116095 (2-12,2-19,2-26)

ORDER OF PUBLICATION

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

21030 Plaintiff

SERVE: 305 FARMHOUSE RD

SERVE: 305 FARMHOUSE RD

PAUL M STANCIL

vs.

ACCOKEEK MD 20607 AND

MADONNA G STANCIL

ACCOKEEK MD 20607

AND

ASSOCIATES FIRST CAPITAL CORPORATION FKA ASSOCIATES FINANCIAL SERVICES COMPANY, INC. FKA ASSOCIATES FINANCIAL SERVICES COMPANY OF MARY-LAND, INC.

SERVE: THE CORPORATION TRUST COMPANY, RESIDENT AGENT 1209 ORANGE STREET WILMINGTON DE 19801

AND

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF NORMANDY MORTGAGE LOAN TRUST, SERIES 2013-9

SERVE: CONTROLLERS OFFICE, RESI-

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

True Copy—Test: Sydney J. Harrison, Clerk 116096 (2-12,2-19,2-26)

ORDER OF PUBLICATION

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

THE ESTATE OF ELMO R MILLER, JR

SERVE ON: KAREN D. MILLER, PERSONAL REPRESENTATIVE 6910 WOODSTREAM TERR LANHAM, MD 20706

AND

US BANK, NA

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

US BANK TRUST COMPANY, NA, TRUSTEE

SERVE ON: RICHARD K. DAVIS, PRESIDENT OF US BANK, NA 800 NICOLLET MALL MINNEAPOLIS, MN 55402

AND

AND

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

6736 HAWTHORNE ST LANDOVER MD 20785

And

Unknown Owner of the property 6736 HAWTHORNE ST described as follows: Property Tax ID 13-1461664 on the Tax Roll of Prince George's County, the unknown

Substitute Trustees, Plaintiffs

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 Substi-tute 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 NO-TICE be inserted in some newspa-per 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 (1-29,2-5,2-12) <u>115900</u>

NOTICE

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

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 of 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 re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 20th day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the

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

And

LEGALS

ORDER OF PUBLICATION

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

Plaintiff vs.

GAYLE T PRIMROSE

SERVE: 11382 CHERR HILL RD, UNIT 1-I 204 GLEN DALE MD 20705

SERVE: PO BOX 142 GLEN DALE MD 20769

SERVE: 7111 OAKLEY ROAD 204 GLEN DALE, MD 20769

AND

FINANCIAL FREEDOM SENIOR FUNDING CORP., FKA UNITY MORTGAGE CORP.

SERVE:

CSC-LAWYERS INCORPORAT-ING SERVICE COMPANY, RESI-DENT AGENT 7 ST. PAUL STREET, SUITE 1660 BALTIMORE, MD 21202

AND

ONEWEST BANK, NSB, PARENT COMPANY TO FINAN-CIAL FREEDOM SENIOR FUND-ING CORP.

SERVE ON: JOSEPH OTTING, PRESIDENT AND CEO 888 E. WALNUT ST PASADENA, CA 91101

AND

C. JARED HALE, TRUSTEE

SERVE: 4242 N. HARLEM AV-ENUE CHICAGO, IL 60634

AND

PEGGY GUTHRIE, TRUSTEE

SERVE: 4242 N. HARLEM AV-ENUE

CHICAGO, IL 60634

AND

BANK OF AMERICA, NA

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

AND

JOHN S. BURSON, TRUSTEE

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

AND

WILLIAM M. SAVAGE, TRUSTEE

SERVE ON: CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT 7 ST. PAUL STREET, SUITE 1660 BALTIMORE, MD 21202 SERVE: C/O CORPORATION SERVICE COMPANY 7 ST. PAUL STREET SUITE 1660 BALTIMORE, MD 21202 AND IEROME P. BAROCH, IR., TRUSTEE AND GORDON N. LUCKETT, TRUSTEE AND THE MARYLAND FARMS COM-PANY SERVICES ASSOCIATION, INC. SERVE: PETER S. PHILBIN, RESI-DENT AGENT 4800 HAMPDEN LANE, SUITE 200 BETHESDA, MD 20705 AND DOROTHY M. STONE AND JAMES W. STONE, JR. AND DONALD R. EVICK AND PAMELA M. EVICK AND (All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:) 11382 CHERRY HILL RD #1-j 204 GLEN DALE MD 20705 And Unknown Owner of the property 11382 CHERRY HILL RD #1-j 204 described as follows: Property Tax ID 01-0074641 on the Tax Roll of Prince George's County, the un-known 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

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 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:

8,726.0000 Sq. Ft. & Imps. Hy-attsville Hills Lot 20 Blk 10, Assmt \$215,100 Lib 12579 Fl 083 and as-sessed to KUN MING ZHUANG and JIAN ZHU ZHUANG, also known as 4115 KENNEDY ST, HY-ATTSVILLE 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 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 general George's County once a week for three (3) successive weeks on or be-fore 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 orteared for adjoint of the entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and clear of all encumbrances

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

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

PRINCE GEORGE'S COUNTY,

Defendants

CASE NO .:

CAE 14-34211

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

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:

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, HYÁTTSVILLE 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 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 redeem the property described above and an-swer 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 <u>115914</u> (1-29,2-5,2-12)

ORDER OF PUBLICATION 2014 MUNICIPAL INVESTMENTS,

4104 24TH AVE described as follows: Property Tax ID 06-0597724

LLC

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 FI 043 and assessed to P3DC-4129 28TH AVE, LLC, also known as 4129 28TH AVE, TEMPLE HILLS MD 20748, Tax Ac count 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 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 redeem 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 (1-29, 2-5, 2-12)<u>115916</u>

LEGALS

ORDER OF PUBLICATION

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

21030 Plaintiff

1	7 S .					
ND.	TA	N AT	r \/	DET	Inc	^ A '

PROCTOR FAMILY REVOCABLE TRUST AGREEMENT d. OCTOBER 1, 1998 FBO LAWRENCE D. PROC-TOR

ERVE:	KIMBERLY	PEAKS,
RUSTEE		
104 24TH	AVE	
EMPLE H	IILLS MD 2074	8

SERVE: KIMBERLY PEAKS, TRUSTEE 6003 BROOKE JANE DRIVE CLINTON MD 20735

(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

Unknown Owner of the property

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff vs. RICHARD EARL JONES SERVE: 5904 SURRATTS VILLAGE DR CLINTON MD 20735 AND MARY ELIZABETH JONES SERVE: 5904 SURRATTS VILLAGE DR CLINTON MD 20735 AND

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC

PETE SILVER, TRUSTEE

SERVE: 8604 ALLISONVILLE ROAD INDIANAPOLIS, IN 46250

AND

CITICORP HOME MORTGAGE SERVICES, INC. F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY OF MARY-LAND, INC.

SERVE:

AND

And

And

MARYLAND

M. ANDREE GREEN,

COUNTY ATTORNEY

14741 GOVERNOR ODEN

BOWIE DRIVE, ROOM 5121

UPPER MARLBORO, MD 20772

Defendants

SERVE:

THE CORPORATION TRUST, INC., RESIDENT AGENT 351 W. CAMDEN STREET BALTIMORE, MD 21201

(All persons having or claiming to have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

5904 SURRATTS VILLAGE DR de-

scribed as follows: Property Tax ID

09-0974725 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

PRINCE GEORGE'S COUNTY,

and interest in the property.

5904 SURRATTS VILLAGE DR

County and known as:)

CLINTON MD 20735

SERVE: 10021 BALLS FORD RD, **STE 200** MANASSAS, VA 20109

AND

GREGORY N. BRITTO, TRUSTEE

SERVE: 13144 ROCK RIDGE LN WOODBRIDGE, VA 22191

AND

JASON MURPHY, TRUSTEE

SERVE: P.O. BOX 1085 1453 WINCHESTER AVE MARTINSBURG, WV 25401

AND

KRISTINE D. BROWN, TRUSTEE

SERVE: 10021 BALLS FORD RD, **STE 200** MANASSAS, VA 20109

AND

ERIK W. YODER, TRUSTEE

SERVE: THE O'NEIL GROUP, LLC 7500 OLD GEORGETOWN RD, STE 1375 BETHESDA, MD 20814

AND

HOUSEHOLD BANK, FSB, FKA DOMINION FEDERAL SAV-INGS AND LOAN ASSOCIATION

SERVE: FEDERAL DEPOSIT IN-SURANCE CORPORATION OFFICE OF GENERAL COUNSEL 550 17TH STREET, NW WASHINGTON, DC 20429

AND

PANHANDLE STATE BANK, SUC-CESSOR IN INTEREST TO HOUSEHOLD BANK, FSB, FKA DOMINION FEDERAL SAVINGS AND LOAN ASSOCIATION

SERVE: CURT HECKER, CHIEF EXECUTIVE OFFICER 414 CHURCH STREET SANDPOINT ID 83864

AND

MARY A. GARNER, TRUSTEE

AND

WILLIM L. WALDE, TRUSTEE

AND

MANUFACTURERS AND TRADERS TRUST COMPANY FKA FIRST NATIONAL BANK OF MARYLAND

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.:

CAE 14-34406

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 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:

1st Election District, Unit 1-j 204 1,781. Sq. Ft & Imps. Maryland Farms Con, Assmt \$120,000 Lib 05134 Fl 074 and assessed to GAYLE T PRIMROSE and, also known as 11382 CHERRY HILL RD #1-j 204, GLEN DALE MD 20705, Tax Account No. 01-0074641 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 2nd day of February, 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 27th day of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 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 (2-12,2-19,2-26) 116098

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True Copy—Test: Sydney J. Harrison, Clerk <u>11603</u>9 (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 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

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

Plaintiff vs. P3DC-4129 28TH AVE, LLC SERVE: CHARLES MARTIN, RES-

IDENT 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 prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County

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

Т

AND

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 ČASE NO.: CAE 14-34212

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, 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 Jan-uary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given

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 thereand answer the Complaint or thereafter 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 115915 (1-29,2-5,2-12)

Prince George's County, Maryland CASE NO.:

CAE 14-34285

In the Circuit Court for

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 1,500. Sq. Ft. & Imps. Surratts Village Lot 3, Assmt \$172,100 Lib 05866 Fl 271 and as-sessed to RICHARD E JONES and MARY ELIZABETH JÓNES, also known as 5904 SURRATTS VIL-LAGE DR, CLINTON MD 20735, Tax Account No. 09-0974725 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 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 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 vest-ing 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 (2-5, 2-12, 2-19)116043

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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 Ron-nie 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 Sub-stitute 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. 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 7.247% 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 prop-erty 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 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 asso-ciption dues if any chall be accumed by the purchaser from the date of sale. thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser 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 # <u>2013-35417</u>)

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

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

LEGALS

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 Kath-leen 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 Marl-boro, Maryland 20772, on

FEBRUARY 17, 2015

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 dis-cretion, 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. 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abdoment of interest due from the purchaser in the event settlement 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 asso-ciation drugs if any shall be accurred by the purch thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-

AT 9:10 AM

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)

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 ad-dress 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. 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 prop-erty 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 settle-ment is delayed for any reason. Tayos ground rent water rent and all other ment 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 advances the Substitute Trustees. 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

(1-29,2-5,2-12) 115894 (1-29,2-5,2-12)

115977

(2-5.2-12.2-19)

LEGALS

LEGALS

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

LEGALS

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5921 WOODLAND LANE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Don-ald 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 Sub-stitute 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 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 assothereafter by the purchaser. Condominant fees and of noneowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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 # <u>14-602243</u>)

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

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 Eliz-abeth 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 Marl-boro, 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 nurchaser in the event settlement 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser 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 # <u>14-601138</u>) ciation dues, if any, shall be assumed by the purchaser from the date of sale.

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 nurchaser in the event settlement 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 assothereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser 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 # <u>2013-41975</u>)

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

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland (1-29,2-5,2-12)

LAURA H. G. O'SULLIVAN, et al.,

(1-29,2-5,2-12) 115896 (1-29,2-5,2-12) 115897

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Plaintiff

LEGALS

LEGALS

Plaintiff

JOHN

AND

AND

And

erty.

And

SERVE:

MARYLAND

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 14-34280

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

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, HY-ATTSVILLE MD 20783, Tax Account

No. 17-1912963 on the Tax Roll of the

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

It is thereupon this 26th day of Jan-uary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the incertion of a convect the Order

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

Plaintiff in this proceeding:

Director of Finance.

expired.

Defendants

TRUSTEE

C.

County and known as:)

HYATTSVILLE MD 20783

Unknown Owner of the property

6605 KARLSON CT described as fol-

lows: Property Tax ID 17-1912963 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-

PRINCE GEORGE'S COUNTY,

6605 KARLSON CT

JOY L. MCDONALD, TRUSTEE

THARRINGTON,

ORDER OF PUBLICATION AND 2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030

vs.

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 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, 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

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

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

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 an-swer 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 (2-5,2-12,2-19) 116040

ORDER OF PUBLICATION

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

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 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 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 an-swer 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 (2-5,2-12,2-19) 116041

ORDER OF PUBLICATION

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

vs.

THE ESTATE OF HENRY E. **KNEBEL** SERVE ON: THOMAS E. KNEBEL,

PERSONAL REPRESENTATIVE 6205 IOYCE DR TEMPLE HILLS MD 20748

AND

MANUFACTURERS

TRADERS TRUST COMPANY SERVE ON: CSC-LAWYERS IN-CORPORATING SERVICE COM-PANY, 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 fol-

ORDER OF PUBLICATION 2014 MUNICIPAL INVESTMENTS,

LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030

vs. THOMAS G. SOTHERN

SERVE: 9407 TESTER DR FORT WASHINGTON MD 2074

PATRICIA J. SOTHERN

AND

AND

And

And

SERVE:

AND

SERVE: 9407 TESTER DR FORT WASHINGTON MD 2074

(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

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.

PRINCE GEORGE'S COUNTY, MARYLAND

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 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 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 Ac-count 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 Jan-uary, 2015, by the Circuit Court for Prince George's County: ORDERED, That notice be given 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 vest-ing in the Plaintiff a title, free and clear of all encumbrances

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

OLADIPO T. OLAOSEBIKAN

SERVE: 13613 UNITED LN BOWIE MD 20720

vs.

AND

OLAKUNLE OLAOSEBIKAN

SERVE: 13613 UNITED LN 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:)

13613 UNITED LN BOWIE MD 20720

And

Unknown Owner of the property 13613 UNITED LN described as follows: Property Tax ID 07-0817023 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 14-34287

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:

deed08/22/05pend-14,308. Sq. Ft. & Imps Stewarts Landing Lot 5 Blk A, Assmt \$288,900 Lib 22772 Fl 077 and assessed to OLADIPO T. OLAOSEBIKAN and OLAKUNLE

OLAOSEBIKAN, also known as 13613 UNITED LN, BOWIE MD

20720, Tax Account No. 07-0817023

on the Tax Roll of the Director of Fi-

nance.

7th Election District Plat 2-

Defendants

although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 26th 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 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 vest-ing 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 (2-5,2-12,2-19) 116042

ORDER OF PUBLICATION

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

21030 Plaintiff vs.

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 MARY-LAND, NA FKA SUBURBAN TRUST COM-PANY

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, RESI-DENT AGENT 351 WEST CAMDEN STREET BALTIMORE, MD 21201

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 (2-5,2-12,2-19) 116038

ORDER OF PUBLICATION

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

vs. SUPAT RATANASIRIVILAI

SERVE: 2612 KENT VILLAGE DR LANDOVER, MD 20785

AND

AND

LAKASANA RATANASIRIVILAI

SERVE: 2612 KENT VILLAGE DR LANDOVER, MD 20785

COUNCIL OF UNIT OWNERS OF HIGHLAND CONDO-THE MINIUM AT LANDOVER STA-TION, INC.

SERVE ON: LEGACY INVEST-MENT AND MANAGEMENT, RESIDENT AGENT 10015 OLD COLUMBIA RD, STE B-215COLUMBIA, MD 21046

SERVE ON: MICHAEL S. NEALL ESO. 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 Koll of Prince

Plaintiff vs.

THE WALLACE W. SPENCER **REVOCABLE TRUST**

SERVE: PERSONAL REPRESEN-TATIVE 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 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:

12,453.0000 Sq. Ft. & Imps. Whit-field Gardens Lot 22 Blk C, Assmt \$186,000 Lib 33614 Fl 001 and assessed to WALLACE W SPENCER and, also known as 4507 KIN-MOUNT RD, LANHAM MD 20706, Tax Account No. 20-2260560 on the Tax Roll of the Director of Finance.

lows: 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 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:

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 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 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 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 vest-ing 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)

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

True Copy—Test: Sydney J. Harrison, Clerk (2-5,2-12,2-19) 116044

NOTICE

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

> Substitute Trustees Plaintiffs

LISA KAYE LANDRUM 12107 Dove Circle Laurel, MD 20708-3131 Defendant(s)

V.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-02224

Notice is hereby given this 3rd day of February, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceedings and described as 12107 Dove Circle, Laurel, MD 20708-3131, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of March, 2015, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 3rd day of March, 2015.

The report states the purchase price at the Foreclosure sale to be \$121,500.00.

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

True Copy—Test: Sydney J. Harrison, Clerk 116233 (2-12,2-19,2-26)

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.

expired. It is thereupon this 26th 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 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 re-demption in the property, and vest-ing 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 116045 (2-5,2-12,2-19)

LEGALS

NOTICE

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

> Substitute Trustees, Plaintiffs

JACOBUS LEUPEN

3800 Sellman Road Beltsville, MD 20705 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-25135

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 3800 Sellman Road, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 5462.000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 115913 (1-29, 2-5, 2-12)

v.

NOTICE

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

Substitute Trustees Plaintiffs

DAVID E. JOHNSON GLORIA BRADLEY-JOHNSON 6210 Jovce Drive Temple Hills, MD 20748 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-08506

Notice is hereby given this 2nd day of February, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6210 Joyce Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of March, 2015, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 3rd day of March, 2015.

The report states the purchase price at the Foreclosure sale to be \$192,500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116229 (2-12,2-19,2-26)

NOTICE

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

Substitute Trustees, Plaintiffs

DARLENE Y. DAVIS BRIAN TURNER 1009 Chillum Road, Unit # 320 Hyattsville, MD 20782-2265 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-08343

Notice is hereby given this 3rd day of February, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 1009 Chillum Road, Unit # 320, Hyattsville, MD 20782-2265, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of March 2015 perguided a corputor this 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 3rd day of March, 2015. The report states the purchase price at the Foreclosure sale to be \$31,450.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116230 (2-12,2-19,2-26)

LEGALS

V.

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

Substitute Trustees, Plaintiffs BRYAN WIMPY

SHARLEY A. WIMPY 9001 Race Track Road Bowie, MD 20715 Defendant(s)

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-15618

Notice is hereby given this 3rd day of February, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9001 Race Track Road, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 3rd 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 3rd day of March, 2015.

The report states the purchase price at the Foreclosure sale to be \$389,257.49.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk <u>11623</u>1 (2-12,2-19,2-26) NOTICE

Carrie M. Ward, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees, Plaintiffs

MARY ROWLAND AKA MARY J. ROWLAND 4211 Vine Street Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-29215 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 prop-erty mentioned in these proceedings and described as 4211 Vine Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore 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 \$88,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 116007 (2-5,2-12,2-19)



NOTICE

116003

NOTICE

Substitute Trustees

vs.

Natalie D. March

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, Hy-attsville, 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 succesive 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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Barbara Mick-

ens-Alajiki, whose address is 1705 Torrance Ave, Capitol Heights, MD 20743 was on January 30, 2015 ap-

pointed personal representative of the estate of Lillian Mickens who

died on November 29, 2014 with a

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 30th day of

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the

following dates: (1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992,

nine months from the date of the

decedent's death; or (2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that

the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

other delivery of the notice. A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

BARBARA MICKENS-ALAJIKI

tained from the Register of Wills.

Personal Representative

PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR

UPPER MARLBORO, MD 20773

CERETA A. LEE

116240

REGISTER OF WILLS FOR

(2-5.2-12.2-19)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Carrie M. Ward, et al.

v.

Substitute Trustees, Plaintiffs

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 RATI-FIED 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 news-paper 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

LEGALS

Michelle M. Martz, Esquire 21 East Church Street Frederick, Maryland 21701 301-662-7337

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL G. MCFADDEN

Notice is given that Judith H. Mc-Fadden, whose address is 2250 Bear Den Road, Unit 201, Frederick, Maryland 21701 was on February 3, 2015 appointed personal represen-tative of the estate of Michael G. Mc-Fadden who died on December 3, 2014 with a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of August, 2015. Any person having a claim against the decedent must present the claim to the undersigned per-sonal 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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT E CEDAR

Notice is given that David Cedar, whose address is 5806 Blackhawk Drive, Forest Heights, MD 20745 was on January 1, 2015 appointed personal representative of the estate of Herbert E Cedar who died on March 28, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of July, 2015.

Any person having a claim against the decedent must present the claim to the undersigned per-sonal representative or file it with the Register of Wills with a copy to he undersigned on or befor earlier of the following dates: (1) Six months from the date of the decedent's death, except if the dece-dent 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.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL EDWARD LUKEN

Notice is given that Phyllis Luken whose address is 9306 Locksley Road, Fort Washington, Md 20744, was on September 14, 2010 appointed personal representative of the small estate of Paul Edward Luken who died on November 9, 2009, 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 pub-lication 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the

ALONZO ROBERTSON P.O. BOX 561 UPPER MARLBORO, MD 20772

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CRAIG LAWRENCE DANIELS

Notice is given that Shirley Daniels, whose address is 17018 Village Drive West, Upper Marlboro, MD 20772 was on February 4, 2015 appointed personal representative of the estate of Craig Lawrence Daniels, who died on December 22, 2014 without a will.

by contacting the personal represen-tative or the attorney.

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

(240) 398-1069

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or

115992

IN THE ESTATE OF LILLIAN MICKENS

tative or the attorney.

will.

July, 2015.

LEGALS

decedent's death, except if the dece-dent 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.

JUDITH H. MCFADDEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County 14735 Main Street 4th Floor UPPER MARLBORO, MD 20773 Estate No. 98866 (2-12,2-19,2-26) 116238

ZONING HEARINGS

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

WED., MARCH 18, 2015

ROOM 2190, 2ND FLOOR

COUNTY ADMINISTRATION BUILDING

UPPER MARLBORO, MD.

AT 9:30 A.M.

VALIDATION OF PERMIT IS-SUED IN ERROR:

LANHAM (20) ELECTION DISTRICT:

No. ERR-246-- Application of Chesapeake Landing, LLC, Appli-cant, for VALIDATION OF MULTI-FAMILY LICENSE NO. M-175 ISSUED IN ERROR, at the property containing approximately 7.9416 acres of land, zoned R-18, identified as 7501, 7503, 7505, 7507, 7509, 7511, 7513, 7515, 7519, 7521, 7523, 7525, 7527, 7529 Buchanan Street, Landover Hills, Maryland 20784.

By Order of the County Council Prince George's County, Md. Mel Franklin, Chairman

(2-12)

Attest: Redis C. Floyd Clerk of the Council

116225

DAVID CEDAR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 96385 (2-12,2-19,2-26) 116184

NOTICE

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

Ana Cecilia Mendez and Jose R. Santos Defendants

vs.

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 menitoned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspa-per 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. H Clerk of the Circ Prince George's True Copy—Test: Sydney J. Harrison,	County, Md.
116002	(2-5,2-12,2-19)

following dates: (1) Six months from the date of the decedent's death, except if the dece-dent 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.

PHYLLIS LUKEN Personal Representative

CERETA A. LEE

KEGISTER OF WILLS FOR	
PRINCE GEORGE'S COUNTY	
P.o. Box 1729	
UPPER MARLBORO, MD 20772	
Estate No	. 85594
116239	(2-12)

NOTICE

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

Chang Lin Chen ask Chang L. 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 prop-erty at 4705 Cherry Hill Road, Col-lege 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) 116004

2015. Any person having a claim against the decedent must present the claim to the undersigned personal repreof Wills with a copy to the under-signed, on or before the earlier of

the following dates: (1) Six months from the date of the decedent's death, except if the 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 ob-tained from the Register of Wills.

SHIRLEY DANIELS Personal Representative

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

Estate No. 98900 (2-12,2-19,2-26) <u>116153</u>

NOTICE

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

vs.

Natleen N. James and Gregory M. James

Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 14-25689

ORDERED, this 23rd day of January, 2015 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3623 Woodcreek Drive, Suitland, Maryland 20746 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015 next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 23rd day of February, 2015, next. The report states the amount of sale to be \$151,200.00.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk

> (2-5, 2-12, 2-19)116236

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 Hen-schel whose address is 513 Norton Lane, Arnold, MD 21012 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate 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 dece-dent died before October 1, 1992, nine months from the date of the 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 (1-29,2-5,2-12) Estate No. 98652 (2-12,2-19,2-26)

OFFICIAL NOTICE OF RECONVENED MEETING

The Towns of Kettering Homeowners Association, Inc. 2015 Annual Meeting called for February 3, 2015, will be reconvened on Tuesday, February 24, 2015 at 7:00 pm at Largo High School, Largo, MD. At this February 24th meeting, the members present in person or by proxy will constitute quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the additional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Homeowners are encouraged to attend this reconvened meeting.

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 di-rected 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 pro-ceeds 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

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

15714 DORSET RD., UNIT # 201 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated October 4, 2006 and recorded in Liber 26265, Folio 512 among the Land Records of Prince George's Co., MD, with an original principal balance of \$112,300.00 and an original interest rate of 4.0% 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

MARCH 3, 2015 AT 10:57 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. 217 in Building No. 16 in a condominium known as "Brookmill 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.

The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to Substitute Trustees.

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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject 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 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 prop-erty 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 marpurchaser. If Sub. Trustees are unable to convey either insurable or mar-ketable 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 UP-COMING SALES

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

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

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

8123 LONDONDERRY CT. I/R/T/A 8123 LONDONBERRY CT. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated June 12, 2009 and recorded in Liber 30981, Folio 62 among the Land Records of Prince George's Co., MD, with an original principal balance of \$206,196.00 and an original interest rate of 5.00% 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

MARCH 3, 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject 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 fis such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar-ketable 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 UP-COMING SALES

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

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

116164

(2-12,2-19,2-26)

(2-12,2-19,2-26)

LEGALS

116163

(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. Trus

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10400 46TH AVE., UNIT #3 BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated June 6, 2006 and recorded in Liber 26020, Folio 263 among the Land Records of Prince George's Co., MD, with an original principal balance of \$124,700.00 and an original interest rate of 6.25% 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

MARCH 3, 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 described as Unit numbered three (3) in Phase numbered six in Building numbered one (1) and being part of the premises numbered 10400 46th Avenue in Montpelier 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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 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 UP-COMING SALES

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

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

12226 ROLLING HILL LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated September 18, 2006 and recorded in Liber 26106, Folio 211 among the Land Records of Prince George's Co., MD, with an original principal balance of \$281,000.00 and an original interest rate of 3.0% 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

MARCH 3, 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

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

116165

(2-12,2-19,2-26) 116166

(2-12,2-19,2-26)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

14607 HAMPSHIRE HALL COURT UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Sheila Fields, dated November 21, 2007, and recorded in Liber 29673 at folio 022 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

MARCH 3, 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 \$15,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.625% 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 a shorteen to further the property in the property in the purchaser. will be no abatement of interest due from the purchaser in the event settle-ment 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 as-sumed 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 # <u>2013-38483</u>)

LAURA H.G. O'SULLIVAN, et al.,

(2-12,2-19,2-26)

116140

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

116139

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6894 HAWTHORNE STREET UNIT # 6894 LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Paul D Foster, dated November 30, 2007, and recorded in Liber 29078 at folio 467 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 Control Country Country and the prince the address 14725 Main Struct George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 3, 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 \$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 7.125% 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 prop-erty 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 settle-ment 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 # <u>14-601692</u>)

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

LEGALS

(2-12,2-19,2-26)

(2-12,2-19,2-26)

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**

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

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

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 2085

LEGALS

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7507 MOUNTAIN VIEW WAY LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Lorraine Denise Rawls and Dennis Clinton Rawls Sr, dated September 27 2007, and recorded in Liber 28753 at folio 115 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

MARCH 3, 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 \$31,000.00 at the function 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 12.39% 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 # 2011-18416)

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

116141

LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Elwood Arthur Rollins and Carole Anne Rollins, dated August 26, 2005 and recorded in Liber 24522, Folio 196 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$190,700.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 3, 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 de-scribed 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 pur-chase 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 ex-pressly 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 **UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Henry Allen and Robertha Allen, dated June 27, 2001 and recorded in Liber 14823, Folio 251 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$124,000.00, and an original interest rate of 7.625%, 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 MARCH 3, 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 de-scribed 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 di-rected 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 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8426 E. THORNBERRY DR. A/R/T/A 8426 THORNBERRY DR. EAST UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 28, 2006 and recorded in Liber 24757, Folio 79 among the Land Records of 20, 2000 and recorded in Liber 24/57, Folio 79 among the Land Records of Prince George's Co., MD, with an original principal balance of \$236,325.00 and an original interest rate of 6.0% 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

MARCH 3, 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 follows: Lot numbered twenty-five (25) in Block lettered "1", in a subdivi-sion known as "Plat #2, Section 5, Marlton", Prince George's County, Maryland as per Plat thereof recorded among the Land Records of the aforesaid state and county in Plat Book www 60, Plat No. 60. (15th Election District) The improvements thereon being known as No. 8426 East Thornberry Drive, Upper Marlboro, Maryland 20772.

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

Ferms of Sale: A deposit of \$32,000 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 purhase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject 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 UP-COMING SALES

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

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

116152

(2-12,2-19,2-26) 116154

116177 (2-12, 2-19, 2-26)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

9406 KYNASTON COURT MITCHELLVILLE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Estate of La Una Glasgow aka La U. Glasgow, dated January 14, 2009, and recorded in Liber 30308 at folio 103 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

MARCH 3, 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 \$52,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be a photometry of the property in the property in the property of the property will be resold at the risk and cost of the defaulting purchaser. will be no abatement of interest due from the purchaser in the event settle-ment 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 as-sumed 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 cottlomet charges shall be begins up the purchaser f the Substitute Trusters 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 # <u>2012-27323</u>)

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

116142

(2-12,2-19,2-26)

116144

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

9807 JACOUELINE DRIVE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Santos M Henriquez and Ana I Montoya, dated March 21, 2006, and recorded in Liber 24665 at folio 024 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

MARCH 3, 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 \$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 6.625% 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 a packed and the grade of the property for the property is purchased. will be no abatement of interest due from the purchaser in the event settle-ment 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 asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed 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. Pur-chaser 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 # <u>2013-42079</u>)

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

(2-12,2-19,2-26)

<u>116145</u>

(2-12,2-19,2-26)

LEGALS

LEGALS

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**

15503 SIR EDWARDS DRIVE

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4425 ROMLON STREET # 202 **BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Montpelier Village Condominium, dated February 15, 2005, and recorded in Liber 21727 at folio 350 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 ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 3, 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 dissuch other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 antity other than 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. Condominum 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 # <u>2013-43068</u>)

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

UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Stephanie M. Freeman, dated December 30, 2010 and recorded in Liber 32600, Folio 051 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$448,339.00, and an original interest rate of 4.750%, 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 in-clement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 3, 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 de-scribed 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 \$45,000.00 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 ex-pressly 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 pro-ceeds 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

7917 TYLER STREET LANHAM/GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust from Charles Sumner Fleet, Jr., dated May 18, 2007 and recorded in Liber 27987, Folio 69 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$170,000.00, and an original interest rate of 7.750%, 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 MARCH 3, 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 de-scribed 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 ex-pressly 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 inci-dental 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

> (2-12,2-19,2-26) 116157

2907 WEST GROVE **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Dena C. Wynn, dated November 21, 2006 and recorded in Liber 26558, Folio 146 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$212,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 3, 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 reself 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 ex-pressly 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

(2-12,2-19,2-26)

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

7905 KARA CT. GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 27898, Folio 559 among the Land Records of Prince George's Co., MD, with an original principal balance of \$417,000.00 and an original interest rate of 6.50000% 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

MARCH 3, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$59,000 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 FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governrecordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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 mar-ketable 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 UP-COMING SALES

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

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

116167

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

6404 57TH AVE. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated October 27, 2006 and recorded in Liber 26730, Folio 142 among the Land Records of Prince George's Co., MD, with an original principal balance of \$240,000.00 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

MARCH 3, 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 affect-ing 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 result the purchaser defaults under these 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 prop-erty 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 UP-COMING SALES

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

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

(2-12,2-19,2-26)

<u>116170</u>

116169

(2-12,2-19,2-26)

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

2924 BUCKTHORN CT. LANHAM A/R/T/A HYATTSVILLE, MD 20706

Under a power of sale contained in a certain Deed of Trust dated July 21, 2006 and recorded in Liber 25672, Folio 87 among the Land Records of Prince George's Co., MD, with an original principal balance of \$199,500.00 and an original interest rate of 4.87500% 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

MARCH 3, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 UP-COMING SALES

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

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

(2-12,2-19,2-26)

LEGALS

LEGALS

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

8902 SHANNAN DR. I/R/T/A 8902 SHANNON DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 24, 1993 and recorded in Liber 9207, Folio 131 among the Land Records of Prince George's Co., MD, with an original principal balance of \$184,000.00 and an original interest rate of 4.875% 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

MARCH 3, 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 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 affect-ing 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any renumment agreement reinstance of a sale. 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 UP-COMING SALES

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9914 CHURCHILL DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 16, 2012 and recorded in Liber 33602, Folio 136 among the Land Records of Prince George's Co., MD, with an original principal balance of \$282,626.00 and an original interest rate of 4.50000% 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

MARCH 3, 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 affect-ing 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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4330 TELFAIR BLVD., UNIT # 333 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated June 22, 2007 and recorded in Liber 28262, Folio 82 among the Land Records of Prince George's Co., MD, with an original principal balance of \$304,600.00 and an original interest rate of 6.75% 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

MARCH 3, 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 Number 333, Building Seven (7), Phase Four (4), of the Town Center at Camp Springs Condominiums 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$39,000 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 govern-mental 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 sub-ject 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 prop-erty at the risk and cost of the defaulting purchaser. The defaulted purchaser heller the sub the subshall 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 UP-COMING SALES

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

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

(2-12,2-19,2-26)

(2-12, 2-19, 2-26)116173 (2-12, 2-19, 2-26)

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

11001 GLENSHIRE DR. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated June 29, 2007 and recorded in Liber 28319, Folio 570 among the Land Records of Prince George's Co., MD, with an original principal balance of \$554,000.00 and an original interest rate of 6.875% 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

MARCH 3, 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 \$78,000 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, is 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 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 reseal the property. If Purchaser defaulted purchaser shall not be entitled to any surplus proceeds resulting from said defaulted purchaser shall not be entitled to any surplus proceeds resulting from said defaulted pu

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

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

(2-12,2-19,2-26)

<u>116175</u>

<u>116174</u>

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LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9208 FAIRLANE PL. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated July 20, 2006 and recorded in Liber 26087, Folio 101 among the Land Records of Prince George's Co., MD, with an original principal balance of \$312,000.00 and an original interest rate of 4.875% 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

MARCH 3, 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 \$37,000 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 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 UP-COMING SALES

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

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

<u>(2-12,2-19,2-26)</u> <u>116176</u>

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

12318 ROLLYS RIDGE AVE. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 18, 2007 and recorded in Liber 29077, Folio 555 among the Land Records of Prince George's Co., MD, with an original principal balance of \$261,050.00 and an original interest rate of 4.37500% 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

MARCH 3, 2015 AT 11:09 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 mar-ketable 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 UP-COMING SALES

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

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

(2-12,2-19,2-26)

LEGALS

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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

3401 SHEPHERD ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated July 19, 2006 and recorded in Liber 25676, Folio 53 among the Land Records of Prince George's Co., MD, with an original principal balance of \$255,200.00 and an original interest rate of 3.00000% 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

MARCH 3, 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 \$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 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 the appoint to respent the risk and cost of the defaulting purchaser. The de

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

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

116178

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3806 PATS TERR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 6, 2011 and recorded in Liber 32368, Folio 15 among the Land Records of Prince George's Co., MD, with an original principal balance of \$375,446.00 and an original interest rate of 3.0% 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

MARCH 3, 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 \$39,000 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 govern-mental 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 sub-ject 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 prop-erty 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.

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8675 GREENBELT RD., UNIT #102 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated February 20, 2006 and recorded in Liber 25327, Folio 730 among the Land Records of Prince George's Co., MD, with an original principal balance of \$120,000.00 and an original interest rate of 6.50% 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

MARCH 3, 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 described as Unit numbered 8675/102 in a condominium known as "Chelsea Woods Courts 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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.

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

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

(2-12,2-19,2-26) 116179

(2-12,2-19,2-26) 116180

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6929 GREENWOOD DR. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated June 28, 2007 and recorded in Liber 28250, Folio 363 among the Land Records of Prince George's Co., MD, with an original principal balance of \$260,000.00 and an original interest rate of 7.625% 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 Wing entrance, located on Main St.), on

MARCH 3, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental antity as a condition to mental 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 sub-ject 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 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 prop-erty 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 mar-ketable 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 any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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116181

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

LEGALS

14640 BRIARLEY PL. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March Under a power of sale contained in a certain Deed of Just dated Wardt 26, 2010 and recorded in Liber 31817, Folio 532 among the Land Records of Prince George's Co., MD, with an original principal balance of \$409,045.00 and an original interest rate of 5.25% 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 Wing entrance, located on Main St.), on

MARCH 3, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 prop-erty 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.

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 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 govern-mental 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 sub-ject 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 prop-erty 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.

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

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(2-12,2-19,2-26)

116182

(2-12,2-19,2-26)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9410 STREAM VALLEY LA. **CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated Septem-Under a power of sale contained in a certain been of first dated oppen-ber 13, 2007 and recorded in Liber 28929, Folio 765 among the Land Records of Prince George's Co., MD, with an original principal balance of \$432,000.00 and an original interest rate of 2.875% 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 cortange Decided on Main St.) on Wing entrance, located on Main St.), on

MARCH 3, 2015 AT 11:16 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$67,000 in the form of certified check, cashier's

check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-

chase money at the current rate contained in the Deed of Trust Note from

(301) 961-6555

LEGALS

LEGALS



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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8 ALEXANDRIA OVERLOOK DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated January 30, 2004 and recorded in Liber 19693, Folio 129 among the Land Records of Prince George's Co., MD, with an original principal balance of \$241,000.00 and an original interest rate of 5.75% 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

MARCH 3, 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 affect-ing 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 Taxes due for prior years including costs of any tax sale are payable 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 govern-mental 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 sub-ject 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 prop-erty 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.

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

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116185

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

219 DATELEAF AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 30, 2007 and recorded in Liber 27344, Folio 381 among the Land Records of Prince George's Co., MD, with an original principal balance of \$312,000.00 and an original interest rate of 7.0% 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

MARCH 3, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 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 govern-mental 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 sub-ject 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 prop-erty 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.

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1011 ANDEAN GOOSE WAY UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 4, 2007 and recorded in Liber 29156, Folio 654 among the Land Records of Prince George's Co., MD, with an original principal balance of \$417,000.00 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

MARCH 3, 2015 AT 11:20 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

(2-12, 2-19, 2-26)116186 (2-12, 2-19, 2-26)116187

LEGALS

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 CON-FIRMED, 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

(1-29,2-5,2-12) 115911

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 claming 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 IESSUP

LOT#7404B, 1977 GRADYWHITE 21' BOAT

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 Jen-nings 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the 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 ob-tained 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 <u>115959</u> (1-29,2-5,2-12)

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

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 per-sonal 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 dece-dent 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 netities 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.

File No. 14-PG-AL-3029

ORDER OF PUBLICATION

ATCF II Marvland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LL 6701 Democracy Blvd., Suite 300 Bethesda, MD 20817 Tel. (301) 571-2450 Plaintiff

vs. Anne Speight, and Natasha Speight, and

Prince George's County, Maryland

And

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

518 70th St. Seat Pleasant, MD 20743

Legal Description: LOTS 14 & 15 5,000.0000 SQ. FT. & IMPS. SEAT PLEASANT HEIG BLK P Account ID: 18-2068070 Deed Ref.: 31055/00018 Assessed to: Speight, Anne & Natasha,

Defendants

In the Circuit Court for Prince George's County, Mary-land **Civil Division**

CAE 15-00191

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

518 70th St. Seat Pleasant, MD 20743

Legal Description: LOTS 14 & 15 5,000.0000 SQ. FT. & IMPS. SEAT PLEASANT HEIG BLK P Account ID: 18-2068070 Deed Ref.: 31055/00018 Assessed to: Speight, Anne & Natasha

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of Febru-ary, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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 Substi-tute 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 NO-TICE be inserted in some newspa-per 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

<u>115751</u> (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 day of January, 2015 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 5517 Hartfield Av-enue, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof he shown on or be 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 50.00.

NOTICE

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

Rockville, MD 20852

Substitute Trustees, Plaintiffs

AALIYA QUEEN DAVID MAGBY 4023 Silver Park Terrace Suitlland, MD 20746

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00453

Defendant(s)

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, Suitlland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 12th day of February, 2015, provided a copy of this NOTICE be nserted 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 (1-22,1-29,2-5) <u>115752</u>

NOTICE

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

Substitute Trustees, Plaintiffs

SEAN A. LOWERY RUTH B. SUMMERS 11610 Prospect Hill Road Glenn Dale, MD 20769

v.

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 be-fore 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

NOTICE

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

> Substitute Trustees, Plaintiffs

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 be-fore 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

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 prop-

erty 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 be-fore 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

The report states the purchase

price at the Foreclosure sale to be

day of February, 2015.

MD# 8217CE HIN# NTL1C252M77I 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 RITCHIE RD CAPITOL HEIGHTS

LOT#7529, 2001 LINCOLN CON-TINENTIAL 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

(2-5,2-12)

116223

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)

NOTICE

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

> Substitute Trustees, Plaintiffs

AKINTUNDE A. OLA 15420 Norwalk Court Bowie, MD 20716 Defendant(s)

V.

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 CON-FIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2015, pro-vided 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)

116226

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

True Copy—Test: Sydney J. Harrison, Clerk <u>116130</u> (2-12,2-19,2-26)

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Sydney J. Harrison, Clerk <u>115754</u> (1-22,1-29,2-5)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7030 WOODYARD ROAD UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Sonia K Kochhar, dated January 11, 2008, and recorded in Liber 29279 at folio 116 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

MARCH 3, 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 \$75,000.00 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 prop-erty 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 settle-ment 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 sumed thereafter by the purchaser. Controllimitatives and of non-owners 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 # <u>2012-30752</u>)

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

(2-12,2-19,2-26) 116224

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 115756 <u>115755</u> (1-22,1-29,2-5)

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

11818 TREGIOVO PLACE

FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Konjit Solomon and Solomon Assefa aka Assefa Solomon, dated March 30, 2007, and recorded in Liber 28163 at folio 102 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

MARCH 3, 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 \$84,000.00 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 prop-erty 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 settle-ment 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 sumed thereafter by the purchaser. Condominum fees and or nonneowners 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 # <u>2013-41980</u>)

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

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

4720 RIVERDALE RD. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated October 30, 2006 and recorded in Liber 27479, Folio 370 among the Land Records of Prince George's Co., MD, with an original principal balance of \$133,000.00 and an original interest rate of 5.99% 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

MARCH 3, 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 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 affect-ing 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 sub-ject 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 prop-erty 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 mar-ketable 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 UP-COMING SALES

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

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

116188

(2-12,2-19,2-26)

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

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

9701 PRINCE WILLIAM DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated January 31, 2006 and recorded in Liber 24549, Folio 102 and re-recorded in Liber 35334, Folio 123 among the Land Records of Prince George's Co., MD, with an original principal balance of \$260,000.00 and an original interest rate of 5.0000% 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

MARCH 3, 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 more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" con-dition and subject to conditions, restrictions and agreements of record 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation are payable by nurchaser. mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 mar-ketable 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 UP-COMING SALES

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

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

<u>116189</u>

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

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

Rockville, MD 20852

(301) 961-6555

6613 WESTON AVE. CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 22, 2006 and recorded in Liber 26205, Folio 595 among the Land Records of Prince George's Co., MD, with an original principal balance of \$442,500.00 and an original interest rate of 1.61% 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

MARCH 3, 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" con-dition 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation are other taxes or charges of pays any govern recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject 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 If any such event, this sale shall be that and void, and the incluser scole 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 prop-erty 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 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 mar-ketable 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 UP-COMING SALES

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

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

(2-12, 2-19, 2-26)

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

116190

(2-12.2-19.2-26)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

LEGALS

LEGALS

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 settle-ment 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) 115971

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 settle-ment 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 # <u>2009-04565</u>)

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

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

115972

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 pur-chase 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 assothereafter by the purchaser. Condominium fees and/or nomeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser 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

(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

910 OPUS AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007 and recorded in Liber 28608, Folio 715 among the Land Records of Prince George's Co., MD, with an original principal balance of \$177,000.00 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

MARCH 3, 2015 AT 11:24 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, 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 mar-ketable 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 UP-COMING SALES

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

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

(2-12,2-19,2-26)

116192

<u>116191</u>

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9009 ELDON DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 17, 2006 and recorded in Liber 32241, Folio 491 among the Land Records of Prince George's Co., MD, with an original principal balance of \$475,200.00 and an original interest rate of 5.75000% 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

MARCH 3, 2015 AT 11:25 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 \$60,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 sub-ject 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 mar-ketable 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 UP-COMING SALES

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

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

(2-12,2-19,2-26)

<u>116193</u>

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 AZIMUTH CT. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October , 2006 and recorded in Liber 26494, Folio 513 among the Land Records of Prince George's Co., MD, with an original principal balance of \$339,600.00 and an original interest rate of 4.0% 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

MARCH 3, 2015 AT 11:26 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" con-dition 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 \$41,000 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 purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any renavment, agreement, reinstated or paid off the loan prior to the sale. 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 mar-ketable 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 UP-COMING SALES

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

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

(2-12,2-19,2-26)

LEGALS

LEGALS

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

501 MOUNT LUBENTIA CT. A/R/T/A 501 MOUNT LUBENTIA CT. WEST UPPER MARLBORO A/R/T/A LARGO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 8, 2007 and recorded in Liber 28694, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$450,000.00 and an original interest rate of 1.11% 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 outprance, Decated on Main St.) on Wing entrance, located on Main St.), on

MARCH 3, 2015 AT 11:27 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$22,000 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 Taxes due for prior years including costs of any tax sale are payable 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 govern-mental 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 sub-ject 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 UP-COMING SALES

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7703 STARSHINE DR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 30, 2007 and recorded in Liber 29195, Folio 647 among the Land Records of Prince George's Co., MD, with an original principal balance of \$433,200.00 and an original interest rate of 6.0000% 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

MARCH 3, 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 affect-ing 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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

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

3709 65TH AVE. NEW CARROLLTON A/R/T/A HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated January 29, 2011 and recorded in Liber 32492, Folio 457 among the Land Records of Prince George's Co., MD, with an original principal balance of \$209,895.00 and an original interest rate of 2.125% 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 Wing entrance, located on Main St.), on

MARCH 3, 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 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 affect-ing 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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

(2-12,2-19,2-26)

116195

(2-12, 2-19, 2-26)116196 (2-12,2-19,2-26)

And

ORDER OF PUBLICATION

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

MOHAMMED E MOTALIB

vs.

SERVE: 1903 CHILLUM RD HYATTSVILLE MD 20782

AND

LUCKY HAROON

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.

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 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:

17TH Election District 6,763 Sq.Ft. & Imps. Avondale Terrace Lot 3 Blk A,Assmt \$178,600 Lib 350778 Fl 345 and assessed to MOHAMMED E MOTALIB and LUCKY HAROON, also known as 1903 CHILLUM RD, HYATTSVILLE MD 20782, Tax Ac count 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 or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

PRINCE GEORGE'S COUNTY, Plaintiff 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 14-34230

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:

1st Election District 2,047 Sq. Ft. Imps. Cherry Glen Condo, Assmt \$120,000 Lib 14090 Fl 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

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test:

Sydney J. I	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 Plaintiff vs.

KATHY HOLT

encumbrances.

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,

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030

vs.

8327 CARROLLTON SERVE: PKWY NEW CAROLLTON MD 20784

SERVE: 1707 TRURO ROAD

AND

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

NEW CAROLLTON MD 20784

Unknown Owner of the property 8327 CARROLLTON PKWY detors, administrators, grantees, asand interest in the property.

PRINCE GEORGE'S COUNTY, MARYLAND

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

Defendants

In the Circuit Court for CASE NO.:

CAE 14-34231

The object of this proceeding is to

RATION

LEGALS

SERVE: C/O CLARK, RAPAPORT & SKALNY, LLC 3525 ELLICOTT MILLS DRIVE, SUITE D ELLICOTT CITY, MARYLAND 21043

Unknown Owner of the property

9987 CAMPUS WAY, UNIT 130 de-

scribed as follows: Property Tax ID

13-1519065 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

PRINCE GEORGE'S COUNTY,

interest in the property.

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 14-34232

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

13th Election District, 5,131. Sq. Ft.

& Imps Prince Place At, Assmt \$146,000 Lib 4291 Fl 161 and as-

sessed 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 Fi-

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

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

n th

ntereste

nance.

expired.

Plaintiff in this proceeding:

Defendants

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

And

MARYLAND

SERVE:

Plaintiff

JEAN H SHERRICK

CROFTON, MD 21114

8327 CARROLLTON PKWY

And

scribed 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, execusigns, or successors in right, title

And

UPPER MARLBORO, MD 20772

Prince George's County, Maryland

secure the foreclosure of all rights of redemption in the following prop-

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.

LEGALS

also known as 1211 BURKETON RD,

HYATTSVILLE MD 20783, Tax Ac-count No. 17-1970466 on the Tax Roll

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

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 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

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC

VS.

DWIGHT CAVE

COURT, UNIT 305

BOWIE MD 20716

SERVE: 3905 20th STREET, NE

THE VISTAS AT BOWIE NEW

SERVE: AMERICAN COMMU-

NITY MANAGEMENT, RESIDENT

7484 CANDLEWOOD ROAD,

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

15783 EASTHAVEN CT, UNIT 305

Unknown Owner of the property

HANOVER, MD 21076

County and known as:)

BOWIE MD 20716

CENTER

WASHINGTON, DC 20018

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

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

Plaintiff

CONDO-

15783 EASTHAVEN

True Copy—Test: Sydney J. Harrison, Clerk

encumbrances.

115937

LLC

21030

SERVE:

AND

TOWN

AGENT

SUITE H

AND

And

MINIUM, INC.

of the Director of Finance.

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 14-34233

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, SEC B OF LOT 3 5, 6,000. Sq. Ft & Imps. Dupont Heights - R Blk 27, Assmt \$144,100 Lib 16205 Fl 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 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 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 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:

115936

Sydney J. Harrison, Clerk

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

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 eorge'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 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 (1-29,2-5,2-12) 115931

ORDER OF PUBLICATION

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

KI-HONG MIN

vs.

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

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.

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 14-34229

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:

17TH Election District Death Cert 2/16/073,504Sq. Ft. & Imps. North Avondale Lot 10 Blk A, Assmt \$140,300 Lib 34588 Fl 001 and assessed to KATHY HOLT and, also known as 1810 CHILLUM RD, HY-ATTSVILLE 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.

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 baying a

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-

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, 14,452. Sq. Ft. & Imps. Carrollton Lot 56 Blk 60, Assmt \$173,700 Lib 04422 Fl 393 and assessed to JEAN H SHERRICK and , also known as 8327 CARROLL-TON 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 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 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 <u>115934</u> (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.

HOWARD WILLIAMS

SERVE: 9987 CAMPUS WAY, UNIT 130 UPPER MALBORO MD 20774

AND

JEAN S. WILLIAMS

SERVE: 9987 CAMPUS WAY, UNIT

UPPER MALBORO MD 20774

AND

THE PRINCE PLACE COMMU-NITY ASSOCIATION, INC., А MARYLAND FORFEITED CORPO-

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 (1-29,2-5,2-12) 115935

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND Plaintiff

VS.

PAXTON C SIMMONS

SERVE: 1915 CAMPBELL DRIVE

SUITLAND MD 20745

AND

21030

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT 351 WEST CAMDEN STREET BALTIMORE, MD 21201 AND FIDELITY NATIONAL TITLE, TRUSTEE SERVE: 6500 PINECREST DRIVE, SUITE 600 PLANO, TX 75024

AND MORGAGE ELECTRONIC REGIS-

MERS SERVE ON: BILL BECKMANN, PRESIDENT AND CHEIF EXECU-

TRATION SYSTEMS, INC A/K/A

TIVE OFFICER 1818 LIBRARY ST RESTON VA 20190

SERVE ON: SHARON HORSTKHAMP, LEGAL DEPART-MENT 1818 LIBRARY ST, STE 300 RESTON VA 20190-6280

AND

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

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

vs.

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.

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 14-34234

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:

7,811.0000 Sq. Ft & Imps. Chillum Manor Lot 403 Blk E, Assmt 174,100 Lib 04671 Fl 594 and assessed to HERBERT B CHAMBERS and DEBORAH H. CHAMBERS

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.

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 14-34236

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:

7th Election District 1,927. Sq.Ft. & Imps. The Vistas as Bowie, Assmt \$180,000 Lib 34922 Fl 243 and as-sessed to DWIGHT CAVE and, also known as 15783 EASTHAVEN CT, UNIT 305 BOWIE MD 20716, Tax Account No. 07-0787481 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

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 redemption in the property, and vesting in the Plaintiff a title, free

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland

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

and clear of all encumbrances.

True Copy—Test: Sydney J. Harrison, Clerk

115939

George's County once a week for

AND

US BANK, NA

MORTGAGE

SERIES 2006-CH2

DENT AGENT

AND

AND

AND

And

erty.

And

MARYLAND

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 14-34248

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

Lt 8 & 927 Sq FT Of Lt 9 P/o De Di-cated St, 14,046.0000 Sq. Ft. & Imps. Beltsville Blk 43, Assmt \$302,900 Lib

FI and assessed to JIMMY VIZ-CARRA and ALBA VIZCARRA, also known as 4801 ODELL RD, BELTSVILLE MD 20705 Tax Account

No. 01-0015073 on the Tax Roll of the

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

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 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

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland

ТНЕ

PRINCE

GEORGE'S

POST

Call

301-627-0900

Fax

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

encumbrances.

True Copy—Test:

115950

Sydney J. Harrison, Clerk

Director of Finance.

expired.

Defendants

SERVE:

SERVE: 4801 ODELL RD

AS TRUSTEE FOR JPMORGAN

TRUST 2006-CH2 ASSET BACKED

PASS-THROUGH CERTIFICATES.

SERVE ON: THE CORPORATION

TRUST, INCORPORATED, RESI-

SERVE ON: THE CORPORATION

SERVE ON: THE CORPORATION

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

4801 ODELL RD described as fol-

lows: Property Tax ID 01-0015073 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-

PRINCE GEORGE'S COUNTY,

TRUST, INC., RESIDENT AGENT

351 WEST CAMDEN STREET

TRUST, INC., RESIDENT AGENT

351 WEST CAMDEN STREET

BALTIMORE, MD 21201

PRLAP, INC., TRUSTEE

BALTIMORE, MD 21201

County and known as:)

BELTSVILLE MD 20705

4801 ODELL RD

351 WEST CAMDEN STREET

BALTIMORE, MD 21201

BANK OF AMERICA, NA

ACQUISITION

BELTSVILLE MD 20705

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 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 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:

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

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 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:

14th Election District, Glendale 2005 Eai-x T RS 1,9900 Acres & Imps., Assmt \$205,200 Lib 32792 Fl 448 and assessed to REHOBOTH COMMU-NITY 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 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 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,

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR EYSVILLE,

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 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 an-swer 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, C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLA MARYLAND 21030 Plaintiff

BISHR ANANI

vs.

SERVE: 6309 POWHATAN ST **RIVERDALE MD 20737**

AND

CAPITAL ONE, NATIONAL ASSO-CIATION F/K/A CHEVY CHASE BANK, FSB

SERVE ON: CSC LAWYERS IN-CORPORATING SERVICE COM-PANY, RESIDENT AGENT 7 ST. PAUL STREET, SUITE 1660 BALTIMORE, MD 21202

AND

DAVID G. SWEIDERK, TRUSTEE

SERVE: 7926 JONES BRANCH DRIVE

SERVE: 5400 KENILWORTH AVE 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 Plaintiff AND

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 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 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 115944 (1-29,2-5,2-12)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

VS.

STEPHEN J. WILLIAMS, MEMBER OF ROMEY 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

HYATTSVILLE, MD 20737

LLC

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.

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 en-

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

tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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 Plaintiff

VS. 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

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

10119 PRINCE PL, UNIT 203-2C

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 un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

PRINCE GEORGE'S COUNTY,

and interest in the property.

UPPER MALBORO MD 20774

SERVE: S.D.A.T.

AND

And

And

MARYLAND

M. ANDREE GREEN,

COUNTY ATTORNEY

14741 GOVERNOR ODEN

BOWIE DRIVE, ROOM 5121

UPPER MARLBORO, MD 20772

SERVE:

CHARTER DIVISION

BALTIMORE, MD 21201

County and known as:)

301 W. PRESTON ST

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 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 Plaintiff

vs.

REHOBOTH COMMUNITY PROJ-ECT

SERVE: TYRONE HARROD, MANAGING MEMBER 12301 DAISY LANE GLENN DALE MD 20769

SERVE: TYRONE HARROD, MAN-AGING MEMBER PO BOX 93 GAMBRILLS, MD 21054

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

21030 vs. 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.

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 14-34239

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:

Unit 2, 1,848.0000 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 Jan-uary, 2015, by the Circuit Court for

C. RICHARD BELL, TRUSTEE

SERVE:

AND

GUARANTY RESIDENTIAL LENDING, INC., SERVICER FOR CAPITOL MORTGAGE BANKERS, INC.

SERVE ON: THE CORPORATION TRUST, INCORPORATED, RESI-DENT 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 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:

5,400.0000 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 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.

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 14-34240

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:

Unit 2-t-2 Bldg 2 2,653.0000 Sq. Ft. & Imps. Pines Condominium, Assmt \$100,000 Lib 17991 Fl 670 and assessed to ROMEY COLLEC-TIVES, 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

nd the State of Maryland to the Defendants Plaintiff in this proceeding:

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 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 Supplement ARY Plat Unit 20 3-2c 1,613.0000 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 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 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 <u>115943</u> (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.

JIMMY VIZCARRA

SERVE: 4801 ODELL RD BELTSVILLE MD 20705

AND

ALBA VIZCARRA

301-627-6260

And

Plaintiff

ORDER OF PUBLICATION

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

vs. 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 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:

17,395.0000 Sq. Ft. & Imps. Wagga-man 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 VS. things, that the amounts necessary for redemption have not been paid WENDELL BARNES although more than six (6) months and a day from the date of sale has SERVE: 140 OLD ENTERPRISE RD It is thereupon this 20th day of Jan-uary, 2015, by the Circuit Court for **UNIT 129** UPPER MARLBORO MD 20774 Prince George's County: ORDERED, That notice be given AND by the insertion of a copy of this Order in some newspaper having a general circulation in Prince JOHN M. BUCHHEISTER George's County once a week for three (3) successive weeks on or be-SERVE: 16199 TANYARD RD fore the 13th day of February, 2015, UPPER MARLBORO, MD 20772 warning all persons interested in the property to appear in this Court by the 24th day of March, 2015 and re-AND deem the property described above and answer the Complaint or there-SONABANK F/K/A PRINCE GEORGE'S FEDafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free ERAL BANK SERVE ON: GEORGIA S. DERand clear of all encumbrances. RICO, CHAIRMAN AND CEO 6830 OLD DOMINION DRIVE SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland MCLEAN, VA 22101 AND True Copy—Test: Sydney J. Harrison, Clerk DAVID H. GWYNN, TRUSTEE (1-29, 2-5, 2-12)115945 SERVE: 14804 PRATT ST UPPER MARLBORO, MD 20772 **ORDER OF PUBLICATION** 2014 MUNICIPAL INVESTMENTS, AND C/O KENNY LAW GROUP, LLC JESS JOSEPH SMITH, TRUSTEE 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND SERVE: 14804 PRATT ST 21030 UPPER MARLBORO, MD 20772 Plaintiff vs. AND WAH KUI CHIN (All persons having or claiming to have an interest in the property sit-SERVE: 3509 OLIVER ST uate and lying in Prince George's HYATTSVILLE MD 20782 County and known as:) AND 140 OLD ENTERPRISE RD UNIT 129 SHEW HOY CHIN UPPER MARLBORO MD 20774 SERVE: 3509 OLIVER ST And HYATTSVILLE MD 20782 Unknown Owner of the property AND 140 OLD ENTERPRISE RD UNIT 129 described as follows: Property LIPTON LEE CHIN Tax ID 07-0801027 on the Tax Roll of Prince George's County, the un-SERVE: 3509 OLIVER ST known owner's heirs, devisees, and HYATTSVILLE MD 20782 personal representatives and their or any of their heirs, devisees, ex-AND ecutors, administrators, grantees, assigns, or successors in right, title (All persons having or claiming to and interest in the property. have an interest in the property situate and lying in Prince George's And County and known as:) PRINCE GEORGE'S COUNTY, 3509 OLIVER ST MARYLAND HYATTSVILLE MD 20782 SERVE: And M. ANDREE GREEN, COUNTY ATTORNEY Unknown Owner of the property 14741 GOVERNOR ODEN 3509 OLIVER ST described as fol-BOWIE DRIVE, ROOM 5121 lows: Property Tax ID 16-1794635 UPPER MARLBORO, MD 20772 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, 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 14-34244

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:

6,337.0000 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, HY-ATTSVILLE 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 anwer 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 (1-29,2-5,2-12) 115946

ORDER OF PUBLICATION

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

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 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:

Condominium 5,109.0000 Sq. Ft. & Imps. Kettering Blk 24, Assmt \$160,000 Lib 35203 Fl 183 and assessed to WENDELL BARNES 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 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 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 MARYLAND COCKEYSVILLE, 21030 Plaintiff vs.

THE ESTATE OF DIANA M. STEW-ART

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 And Unknown Owner of the property 13406 OLD CHAPEL RD described as follows: Property Tax ID 14-1683663 on the Tax Koll 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.

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 en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

SYDNEY I. 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

Plaintiff VS.

BANG YOON CHOI

SERVE: 9307 OGDEN PL LANHAM MD 20706

AND

WELLS FARGO BANK, NA

SERVE CSC-LAWYERS INCORPORAT-ING SERVICE COMPANY, RESI-DENT AGENT 7 ST. PAUL STREET, SUITE 1660 BALTIMORE, MD 21202 AND

JOHN E. DRISCOLL, III, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE

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 ROCKVILLE, MD 20850

AND

LAURA D. HARRIS, TRUSTEE

5040 CORPORATE SERVE:

WOODS DR, STE 120 VIRGINIA BEACH, VA 23462

AND

KIMBERLY LANE, TRUSTEE

SERVE: 611 ROCKVILLE PIKE, STE

LEGALS

Taxes for Prince George's County and the State of Maryland to the

11,250.0000 Sq. Ft. & Imps. Greenwood Forest Lot 4 Blk P, Assmt \$170,400 Lib 15721 Fl 552 and as-

sessed to IN S CHOI and BANG

CHOI, also known as 9307 OGDEN PL, LANHAM MD 20706 Tax Ac-

count No. 20-2278877 on the Tax Roll

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

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 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

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

AS TRUSTEE FOR STANWICH

MORTGAGE LOAN TRUST, SE-

RIES 2010-1 ASSET-BACKED PASS-

CSC-LAWYERS INCORPORAT-

ING SERVICE COMPANY, RESI-

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

13301 NEW ACADIA LN UNIT 310

Unknown Owner of the property

13301 NEW ACADIA LN UNIT 310

described as follows: Property Tax

ID 07-3517471 on the Tax Roll of

Prince George's County, the un-

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

PRINCE GEORGE'S COUNTY.

and interest in the property.

heirs d

UPPER MARLBORO MD 20774

7 ST. PAUL STREET, SUITE 1660

BALTIMORE, MD 21202

County and known as:)

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

Plaintiff

True Copy—Test: Sydney J. Harrison, Clerk

vs.

WELLS FARGO BANK, NA

THROUGH CERTIFICATES

encumbrances.

115949

21030

SERVE:

AND

And

And

SERVE:

MARYLAND

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 14-34250

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

Unit 310, 1,565.0000 Sq. Ft. & Imps.

Cameron Grove Cond, Assmt \$134,000 Lib 33420 Fl 099 and as-

sessed to WELLS FARGO BANK

NA, AS TRUSTEE FOR STAN-WICH MORTGAGE LOAN TRUST, SERIES 2010-1 ASSET-BACKED PASS-THROUGH CERTIFICATES,

also known as 13301 NEW ACA-DIA LN UNIT 310, UPPER MARL-

BORO MD 20774, Tax Account No 07-3517471 on the Tax Roll of the Di-

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

It is thereupon this 20th day of Jan-uary, 2015, by the Circuit Court for

Prince George's County: ORDERED, That notice be given

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

the insertion of a copy of this

rector of Finance.

expired.

Plaintiff in this proceeding:

Defendants

DENT AGENT

Plaintiff in this proceeding:

of the Director of Finance.

expired.

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 JAMES LUKE THOMAS, SR

SERVE ON: LOUISE E. SAUN-DERS, PERSONAL REPRESENTA-TIVE

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

AND

AND

And

property.

MARYLAND

And

and

SHARON N. MAZZEI, TRUSTEE

SERVE: 7178 GATEWAY DRIVE COLUMBIA, MD 21045

CFNA RECEIVABLES (MD), INC

F/K/A COMMERCIAL CREDIT

SERVE ON: THE CORPORATION

TRUST INCORPORATED, RESI-

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

UPPER MARLBORO MD 20774

Unknown Owner of the property

9331 DARCY RD described as fol-

lows: Property Tax ID 06-0442954

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 succes-

sors in right, title and interest in the

PRINCE GEORGE'S COUNTY,

351 WEST CAMDEN STREET

BALTIMORE, MD 21201

County and known as:)

9331 DARCY RD

F/K/A CITIFINANCIAL, INC

CORPORATION

DENT AGENT

Defendants

In the Circuit Court for

And

PRINCE GEORGE'S COUNTY, MARYLAND

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

Defendants

Prince George's County, Maryland CASE NO .:

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

23,140.0000 Sq. Ft. & Imps. High-bridge Estates Lot 3 Blk A, Assmt \$203,100 Lib 03870 Fl 322 and as-sessed to JOSEPH J STEWART and DIANA M. STEWÁRT, also known as 13406 OLD CHAPEL RD, BOWIE 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

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

ROCKVILLE, MD 20850

DEENA L. REYNOLDS, TRUSTEE SERVE: 611 ROCKVILLE PIKE, STE

ROCKVILLE, MD 20850

AND

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

CAE 14-34247

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

Defendants

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 In the Circuit Court for Prince George's County, Maryland and clear of all encumbrances. ČASE NO.:

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

True Copy—Test: Sydney J. Harrison, Clerk 115952 (1-29,2-5,2-12) 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 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:

Nr Browns Sta RD, 24,620.0000 Sq. Ft. & Imps. Map 082 Grid D4 Par 231, Assmt \$143,100 Lib 06157 FI 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.

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 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 re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and close of all starts. 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 <u>115957</u> (1-29,2-5,2-12)



In the Circuit Court for

CAE 14-34246

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

MD 20720, Tax Account No. 14-1683663 on the Tax Roll of the Direc-

LEGALS

Unknown Owner of the property

10816 WEEPING WILLOW LN de-

scribed as follows: Property Tax ID

01-0050310 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

PRINCE GEORGE'S COUNTY,

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 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

1st Election District, Cae09-09305 Td T 02/22/2010 8,777. Sq. Ft. & Imps Cherryvale Plat 10 Lot 23 Blk

1, Assmt \$315,200 Lib 33239 Fl 297 and assessed to SAJID SHAH, also known as 10816 WEEPING WIL-LOW 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

It is thereupon this 26th 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 20th day of Edward 20th successive

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 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

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

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

True Copy—Test: Sydney J. Harrison, Clerk

encumbrances.

116047

expired.

Plaintiff in this proceeding:

Defendants

interest in the property.

M. ANDREE GREEN,

COUNTY ATTORNEY

14741 GOVERNOR ODEN

BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

And

SERVE:

MARYLAND

ORDER OF PUBLICATION And

2014 MUNICIPAL INVESTMENTS,

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 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:

10,010.0000 Sq. Ft. & Imps. Carson-dale Lot 33, Assmt \$173,400 Lib 2096 Fl 65 and assessed to CHARLES J MARSHALL and MARY MAR-SHALL, also known as 9104 WAL-LACE 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 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 gen Geo thre

LEGALS

13th Election District Bldg 5 Unit 5-101 2,497. Sq. Ft. & Imps. The Vistas at Lake, Assmt \$104,000 Lib 34482 FI 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 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 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 an-swer 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 Plaintiffs

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 prop-erty 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

(2-5,2-12,2-19) <u>115993</u>

NOTICE

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

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. SZCZERBICKI 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 ob-tained by reviewing the estate file in the Office of the Register of Wills.

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

NOTICE

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

(2-5,2-12)

Substitute Trustees Plaintiffs

Ella M. Hill

vs.

116083

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 re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or 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

(2-5,2-12,2-19) 116005

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board) February 24, 2015 NOTICE IS HEREBY GIVEN: that

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR CHILD

> Adoption No: CAA14-30581 **NOTICE TO UNKNOWN**

FATHER To: UNKNOWN BIRTH FATHER: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Maryland. Adoption No. CAA14-30581. All persons who believe themselves to be parent of a male child born on July 16, 2011, in Philadelphia, Pennsylvania, to BRANDI-CAROL ALEXANDRA CAVANUGH, date of birth June 23, 1980, and UNKNOWN BIRTH FA THER, date of birth UNKNOWN shall file a written response. A copy of the show cause order may be ob tained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-3322. If you do not file a written objection within 30 days from the

date this notice appears in a Prince George's County Newspaper and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

(2-12)

Plaintiff

ORDER OF PUBLICATION

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

KENNETH CHRISTOPHER DOTY

and

116227

PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 12109 Forge Ln Bowie, D 20715 Account Number: 07 0686915 Description: 10,143.0000 Sq. Ft. & Imps. Foxhill at Belair Lot 5 Blk 121 Assmt: \$236,300.00 Liber/Folio: 4679/705 Assessed To: Doty, Kenneth C

In the Circuit Court for Prince George's County, Maryland CAE 14-35744

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA J TRAVAGLIA AKA: VIRGINIA SARA TRAVAGLIA

Notice is given that Paula Gille-spie whose address is 20067 Crew Square, Ashburn, VA 20147 was on January 29, 2015 appointed personal representative of the estate of Virginia J Travaglia who died on De-cember 7, 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 represen-tative or the attorney.

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

PAULA GILLESPIE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 98831 (2-5,2-12,2-19) 116085

ORDER OF PUBLICATION

FRANCES KALL SESAY Plaintiff

SIGISMOND WINSTON STRASSER Defendant

V.

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

CAD 14-19391

ORDERED, ON THIS 2nd day of February, 2015, by the Circuit Court for Prince George's County, MD:

That the Defendant, Sigismond Winston Strasser, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce and Other Related Relief and naming him as defendant and seeking a judgment of absolute divorce and for any other further relief and stating that the Defendant's last known address is: 14724 Blackburn Road, Burtonsville, Maryland 20866, and

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 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	2014 MUJ LLC C/O KEN 11426 YO COCKEY 21030
above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-	DOMINI
demption in the property, and vest- ing in the Plaintiff a title, free and clear of all encumbrances.	SERVE: 9712 LAK UPPER N
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland	SERVE: 10400 WE BOWIE N
True Copy—Test: Sydney J. Harrison, Clerk <u>116046</u> (2-5,2-12,2-19)	THE VIS
ORDER OF PUBLICATION	SERVE: LINDA S
2014 MUNICIPAL INVESTMENTS, LLC	RESIDEN 7600 HAN
C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st FLOOR	GREENB
COCKEYSVILLE, MARYLAND 21030	AND
Plaintiff vs.	(All perso have an i
SAJID SHAH	uate and County a

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

	2014 MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st 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.
	SERVE: LINDA S. MERICLE, ESQ., RESIDENT AGENT 7600 HANOVER PARKWAY, STE 202 GREENBELT, MD 20770
	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:)
	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 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:

Substitute Trustees	
	Plaintiffs
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'Sul-livan, 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 Plaintiffs 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, Hy-attsville, Maryland 20912 Maryland 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)

lications 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

Patel, K 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, Treas-urer, 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, Febru-ary 24, 2015. Additional informa-tion 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

Property Address: 12109 Forge Ln Bowie, D 20715

Account Number: 07 0686915 Description: 10,143.0000 Sq. Ft. & Imps. Foxhill at Belair Lot 5 Blk 121 Assmt: \$236,300.00 Liber/Folio: 4679/705 Assessed To: Doty, Kenneth C

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months from the date of sale has expired. It is thereupon this 2nd day of Feb-ruary, 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 the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 27th day of February, 2015, warning all persons inter-ested in the said properties to be and appear in this Court by the 7th day of April, 2015, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty 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 (2-12,2-19,2-26) 116101



therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 2nd day of March, 2015; and it is further;

ORDERED, that the plaintiff shall publish said notice at least once a week in each of three successive weeks in one or more newspapers of general circulation published in this county a copy of the signed order of Publication at least thirty days prior to the response date in said order, and it is further

ORDERED, THAT THE DEFEN-DANT, SIGISMOND WINSTON STRASSER IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 2ND DAY OF APRIL, 2015 MAY RESULT IN THE CASE_PROCEEDING_AGAINST HIM BY DEFAULT.

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

<u>116235</u> (2-12,2-19,2-26)

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

(2-5, 2-12, 2-19)116081

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. I/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 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 affect-ing 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 chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale. 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 govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to discriming of whether the homerous or noticed into ing, 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 If any such event, this sale shall be that and void, and the furthaser'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 prop-erty 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 curplus results from suit for the terms of terms of the terms of the terms of the terms of the terms of terms of terms of the terms of t 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 UP-COMING SALES

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

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

116066

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

<u>11606</u>8

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 affect-ing 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/sever charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject 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 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 prop-erty 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 marpurchaser. If Sub. Trustees are unable to convey either insurable or mar-ketable 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 UP-COMING SALES

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

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

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

LEGALS

Law Offices AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C. Attorneys and Counselors At Law 1401 Řockville Pike, Suite 650 Rockville, Maryland 20852

Telephone 301-738-7657 Telecopier 301-424-0124

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

Improved by premises known as

147 W. Farmington Road, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from PRÓVIDENCE GLOBAL DESIGN BÚILD, LLC, A VIRIGINIA LIMITED COMPANY C/O HERBERT OSCAR GILL, JR., SOLE MEMBER AND MANAGING MEMBER dated September 13, 2013 and recorded in Liber 35258 at Folio 239 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

TUESDAY, MARCH 3, 2015 AT 3:00 P.M.

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

All that certain parcel of land situate, lying and being in Prince George's County, State of Maryland, being Lot Numbered Eleven (11) in Block Lettered "A", in the Subdivision known as "Calvert Manor", as per plat recorded in Plat Book No. 12, Plat 82, one of the Land Records of Prince George's County.

Subject to a Right-of-Way to the Chesapeake and Potomac Telephone Company, as recorded in Liber 113, Folio 119, one of the Land Records of said County; and subject to a right-of-way to the Southern Maryland Electric Corporation, as recorded in Liber 971, folio 328 and Liber 982, folio 295, one of the land Records of said County.

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

TERMS OF SALE: A deposit of \$12,000 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the ourchase price with interest at 22% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale

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

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

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

LEGALS

LEGALS

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

AUCTIONEERS

Brenda J. DiMarco 14804 Main Street

Upper Marlboro, MD 20772

Tel: (301) 627-1002

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. SUITLAND, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. 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 mar-ketable 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 UP-COMING SALES

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

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

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 affect-ing 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental 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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. 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 mar-ketable 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 UP-COMING SALES

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

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

115892

(2-12,2-19,2-26)

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

<u>116132</u>

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 Shik-mut, 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 dis-cretion, 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. 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 prop-erty 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 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 assothereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Purpurchaser 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

(2-5.2-12.2-19)116069 (2-5, 2-12, 2-19)

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

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 di-rected 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 pro-ceeds 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

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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

<u>116061</u>

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

<u>(2-5,2-12,2-19)</u> <u>116062</u>

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. 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 any surplus proceeds resulting from said resale even shall not be entitled to any surplus proceeds resulting from said resale even the asker. If such as a condition of the sale is denied by the Surchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchas

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

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

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

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

LEGALS

LEGALS

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 to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or meropolitan district charges to be adjusted for the current year to the date of sale. The purchaser shall be essumed by the purchaser from the date of sale. The purchaser 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 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 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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

(2-5,2-12,2-19) 116065

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 govern-mental 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 sub-ject 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 prop-erty 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 UP-COMING SALES

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

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

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

115987

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 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 be responsible for obtaining physical possesion of the property. The purchaser at the foreclosure sale shall assume the risk

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

<u>115978</u>

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 faxes, 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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the sole of no effect, and the purchaser shall be responsible for othe into the property. The purchaser at the f

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

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

115980

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 Marquettia 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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall hav

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

(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 LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE 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 taxes, and the purchaser shall be responsible for the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for the apposites to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchase

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

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 faxes, 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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for othe and/or no effect, and the purchaser shall be responsible for betaning physical possesion of the property. The purchas

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

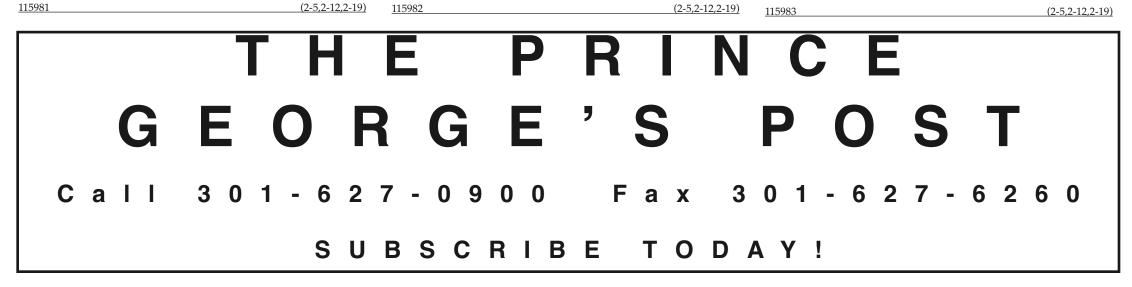
ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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 be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk

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 in the I

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



McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 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 nomeowners 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 property immediately after the sale. (Matter # <u>2013-41774</u>)

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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute to the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-604696</u>)

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

LEGALS

<u>115986</u>

<u>(2-5,2-12,2-19)</u> <u>115988</u>

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

LEGALS

McCabe, Weisberg & Conway, LLC

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

LEGALS

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 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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no forther claim against the sole of no effect, and 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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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

IMPROVED REAL ESTATE

4008 SPIREA COURT

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 rosold 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 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. Wpon 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 have no further claim against the Substitute Trustees. Purchaser shall be responsible for othal and of no effect, and the purchaser shall be responsible for othe paysension of the property. The purchase

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

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. 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 have no further claim against the Substitute Trustees. Purchaser shall be responsible for othaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for

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

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 taxe. Burchaser. 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 possesion of the property. The purchaser at the foreclosure sale shall assume the risk of lo

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

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NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Eric Henry, whose address is 18600 Acokeek Court, Accokeek, Maryland 20607 was on January 30, 2015 appointed

personal representative of the estate of Barbara Dunston, who died on January 1, 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 represen-

All persons having any objection to the appointment shall file their objections with the Register of Wills

on or before the 30th day of July,

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of

(1) Six months from the date of the decedent's death, except if the dece-dent died before October 1, 1992,

nine months from the date of the decedent's death; or

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

Estate No. 98851

(2-12,2-19,2-26)

tained from the Register of Wills.

Personal Representative

ERIC HENRY

BARBARA DUNSTON

tative or the attorney.

2015.

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN E ROBEY

Notice is given that John E Robey Jr., whose address is 8709 Morning Breeze Ct, Odenton, MD 21113 was on February 4, 2015 appointed personal representative of the estate of Helen E Robey, who died on Janu-ary 27, 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 4th day of August, 2015.

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

(1) Six months from the date of the decedent's death, except if 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.

JOHN E ROBEY JR Personal Representative

<u>116143</u>

1	1
Cereta A. Lee Register Of Wills For Prince George's County P.o. Box 1729 Upper Marlboro, MD 20772	Cereta A. Lee Register Of Wills For Prince George's County P.o. Box 1729 Upper Marlboro, MD 20772
Estate No. 98904	Estate No.

(2-12,2-19,2-26)

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

<u>116241</u>

By virtue of the power and authority contained in a Mortgage from JUDITH L. PHILLIPS to Wyndham Vacation Resorts, Inc., dated October 31, 2009, and recorded January 14, 2010, in Liber 31346 at folio 262 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignment will call at public auction in front of the Main the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County court-house complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015

AT 11:00A.M.

Ar 11:004.101. One 126,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1120 that are sited at the set of uate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

LEGALS

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

By virtue of the power and authority contained in a Mortgage from MICHAEL HUNTER, TIMOTHY HUNTER, and GARY HUNTER to Wyndham Vacation Resorts, Inc., dated January 16, 2011, and recorded March 11, 2011, in Liber 32500 at folio 636 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party sewill sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 1,420,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are sit-vate within the one Timescharg Unit (ac defined in Section 1.46 of the uate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

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

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

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

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

benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or cer-tified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.22 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

11	6202	
	6/11/	

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

By virtue of the power and authority contained in a Mortgage from DANIEL C. EVANS to Wyndham Vacation Resorts, Inc., dated August 18, 2012, and recorded October 25, 2012, in Liber 34055 at folio 427 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 1,274,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Deschartion) located in Publicing O. Parenel No. Seventeen of National Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium"

LEGALS

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebt-edness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

(2-12, 2-19, 2-26)

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26) 116201

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

By virtue of the power and authority contained in a Mortgage from LOIS D. RANDALL to Wyndham Vacation Resorts, Inc., dated September 30, 2011, and recorded November 23, 2011, in Liber 33130 at folio 88 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County court-house complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 1,652,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Maxter Candership in the candership) because date within the Order Section 1.46 of the Section 1.4 Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the 'Timeshare Declaration").

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

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

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

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

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

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

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LEGALS

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

By virtue of the power and authority contained in a Mortgage from H.M. SHIPP and NORMA SHIPP to Wyndham Vacation Resorts, Inc., H.M. SHIPP and NORMA SHIPP to Wyndham Vacation Resorts, Inc., dated November 24, 2008, and recorded December 03, 2009, in Liber 31225 at folio 277 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and condi-tions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marl-boro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cové at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with in-terest thereon at the rate of 12.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebt-edness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

LEGALS

the Declaration of Use Rights.

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or cer-tified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 9.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12, 2-19, 2-26)

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

116198

By virtue of the power and authority contained in a Mortgage from ORA R. HALL to Wyndham Vacation Resorts, Inc., dated March 22, 2010, and recorded May 26, 2010, in Liber 31723 at folio 216 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the under-signed assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14725 Main Street Linner Maryland, an complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 126,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are site under within the ore Timeshere Unit (as defined in Section 146 of the uate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the re-turn of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

<u>116197</u>

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

By virtue of the power and authority contained in a Mortgage from CAROL S. TOLER to Wyndham Vacation Resorts, Inc., dated October 20, 2008, and recorded May 11, 2010, in Liber 31669 at folio 121 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the under-signed assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 591,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or cer-tified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

Fax

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301-627-6260

Have

Very Safe Weekend

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

By virtue of the power and authority contained in a Mortgage from JACQUELYN D. BEAMON-KIENE to Wyndham Vacation Resorts, Inc., dated February 22, 2010, and recorded May 19, 2010, in Liber 31701 at folio 78 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex 14735 Main Street Lupper Matl-George's County courthouse complex, 14735 Main Street, Upper Marl-boro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 28,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are site to the start bits of the area. uate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebt-edness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be the refund of the deposit paid at the time of sale, with

LEGALS

benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with in-terest thereon at the rate of 16.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

In the event the assignee is unable to convey to the purchaser good in the refund of the deposit paid at the time of sale, without interest.

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

116205

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

By virtue of the power and authority contained in a Mortgage from QUEEN E. NEVILS to Wyndham Vacation Resorts, Inc., dated April 19, 2010, and recorded July 08, 2010, in Liber 31848 at folio 95 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as

LEGALS

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

By virtue of the power and authority contained in a Mortgage from DAYOLA PERRY and ELMER PERRY to Wyndham Vacation Resorts, Inc., dated July 25, 2011, and recorded April 25, 2012, in Liber 33559 at folio 323 among the Land Records of Prince George's County, Mary-land, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Marvland, on

MARCH 04, 2015 AT 11:00A.M.

One 513,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1004, 1006, 1102, 1114, 1016, 1018, 1020, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1010, 1018, 1018, 1010, 1018, 1018, 1010, 1018, 1018, 1010, 1018, 1018, 1018, 1010, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium (the Timeshare Project) as described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or cer-tified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, how-ever, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebt-edness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

116204

(2-12,2-19,2-26)

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

By virtue of the power and authority contained in a Mortgage from MICHAEL WASHINGTON SR and SANDRA WASHINGTON to Wyndham Vacation Resorts, Inc., dated March 16, 2010, and recorded May 27, 2010, in Liber 31729 at folio 569 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party se-cured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are site within the oper Transhere Unit (see defined in Section 1.46 of the uate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, Na-Seventeen of National Harbor Community, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plate, collectively the "Timeshare Declaration") and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or cer-tified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebt-edness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the re-turn of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

116207 (2-12,2-19,2-26) ТНЕ PRINCE GEORGE'S POST CALL 301-627-0900 FAX 301-627-6260 (2-12,2-19,2-26)

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

By virtue of the power and authority contained in a Mortgage from LYNN D. HAWKS to Wyndham Vacation Resorts, Inc., dated August 03, 2011, and recorded September 26, 2011, in Liber 32978 at folio 213 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County court-house complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

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

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or cer-tified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, how-ever, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebt-edness, including interest and costs, secured by the Mortgage may be out off against the purchase price set off against the purchase price.

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

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

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

LEGALS

the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and waid and the Purchaser's colo remody is law or equity shall be the revoid, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

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

<u>116209</u>

By virtue of the power and authority contained in a Mortgage from ELAINE GRIFFIN to Wyndham Vacation Resorts, Inc., dated July 13, 2012, and recorded January 03, 2013, in Liber 34242 at folio 631 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 700,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are sit-wate within the one Timeschere Unit (as defined in Section 1.46 of the uate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

LEGALS

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

By virtue of the power and authority contained in a Mortgage from FRANK M. DUNBAUGH and BELINDA ARRINGTON to Wyndham Vacation Resorts, Inc., dated February 01, 2013, and recorded April 08, 2013, in Liber 34573 at folio 198 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated Lemman 1, 2014, and at the reserved of dated January 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1044, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1044, 1066, 1018, 1020, 1044, 1066, 1018, 1020, 1044, 1066, 1018, 1020, 1044, 1016, 1018, 1020, 1044, 1016, 1018, 1020, 1044, 1016, 1018, 1020, 1044, 1016, 1018, 1020, 1044, 1016, 1020, 1044, 1016, 1020, 1044, 1016, 1020, 1044, 1016, 1020, 1044, 1016, 1020, 1044, 1016, 1018, 1020, 1044, 1016, 1044, 1016, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1046, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominum (the Timestate Floger) as tional Harbor, a Condominum" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.11 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the re-turn of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

116208

(2-12, 2-19, 2-26)

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

By virtue of the power and authority contained in a Mortgage from MARSHA MCNEAIR and PHYLLIS D. MCNEAIR to Wyndham Va-cation Resorts, Inc., dated March 29, 2012, and recorded June 11, 2012, in Liber 33683 at folio 401 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated Jan-uary 14, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marl-baro Maryland, on boro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1120 that are site uate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, Na-Seventeen of National Harbor Community, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration,

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

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

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

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

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/s/ Daniel C. Zickefoose, Assignee

<u>116211</u>

(2-12,2-19,2-26)

ТНЕ PRINCE GEORGE'S POST CALL 301-627-0900 FAX 301-627-6260

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

By virtue of the power and authority contained in a Mortgage from PHYLLIS L. LYGHT to Wyndham Vacation Resorts, Inc., dated May 01, 2013, and recorded July 29, 2013, in Liber 35020 at folio 195 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated January 14, 2014, and at the request of the varies and conditions there are described to a solution. of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 200,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cové at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

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

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

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

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

LEGALS

the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the re-turn of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

116213

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

(2-12,2-19,2-26)

By virtue of the power and authority contained in a Mortgage from ROBERT G. KRAUTH and AMPARO E. KRAUTH to Wyndham Vacation Resorts, Inc., dated June 01, 2011, and recorded July 29, 2011, in Liber 32854 at folio 102 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 231,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

LEGALS

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

By virtue of the power and authority contained in a Mortgage from ELIZA WILKINS to Wyndham Vacation Resorts, Inc., dated October 20, 2008, and recorded December 02, 2009, in Liber 31215 at folio 177 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undergeneous vill equil at while aution in front of the Main the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County court-house complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 322,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1010, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1000, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are sit-uate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominum Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Decla-ration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fif-teen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the re-turn of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

116212

(2-12,2-19,2-26)

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

By virtue of the power and authority contained in a Mortgage from MARGARITA M. MCREYNOLDS to Wyndham Vacation Resorts, Inc., dated August 25, 2009, and recorded January 06, 2010, in Liber 31308 at folio 97 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are sit-uate within the one Timeshare Unit (as defined in Section 1.46 of the Martin Cardiactician Deduction) Law Idea of the Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at Na-tional Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration,

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or cer-tified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with in-terest thereon at the rate of 14.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

in the refund of the deposit paid at the time of sale, without interest.

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the re-turn of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

<u>116215</u> (2-12,2-19,2-2
THE
PRINCE
GEORGE'S
POST
CALL
301-627-0900
FAX
301-627-6260

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

By virtue of the power and authority contained in a Mortgage from BRENDA JACKSON to Wyndham Vacation Resorts, Inc., dated February 20, 2010, and recorded May 11, 2010, in Liber 31671 at folio 251 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium for Capital Cove at Nationa

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

described in the Timeshare Declaration and the Master Condominium Declaration.

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

116217

(2-12,2-19,2-26)

<u>116242</u>

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

By virtue of the power and authority contained in a Mortgage from TIMOTHY L. SAFFORD and SARAH L. SAFFORD to Wyndham Vacation Resorts, Inc., dated December 06, 2011, and recorded February 28, 2012, in Liber 33399 at folio 38 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, but and Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

LEGALS

as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

<u>116218</u> (2-12,2-19,2-26)

Bid No. DER-2012-0001

NOTICE TO CONTRACTORS

YORKVILLE ROAD SLOPE FAILURE STREAM STABILIZATION (RE-BID)

ATTENTION: This bid requires (30%) subcontracting to a Prince George's County Certified Minority Business and (11%) to a Women's Business Enterprise that have current certification with the Prince George's County Supplier Development & Diversity Division, formerly known as Minority Business Enterprise/Minority Business Development Division, in accordance with the "General Conditions and and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise and Women Business Enterprise must have a current Certification with the Prince George's County MBE Program.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of <u>YORKVILLE ROAD</u> <u>SLOPE FAILURE STREAM STABILIZATION</u> project in Prince George's County. Sealed bids will be received by the <u>Department of Environment</u>, Administrative Services, Attn: Ms. Michelle Russell, 1801 McCormick Drive, Suite 500 Largo, Maryland 20774, until 10:00 A.M. local prevailing time, <u>Thursday, March 19, 2015</u> and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after <u>February 17, 2015</u>.

McGraw-Hill Dodge Reports: Theresa Tolley, 8501 LaSalle Rd. #204, Towson, MD 21286. Tel: 410.821.8046; Fax: 821.770.0090

Construction Data Corporation: Lori Coble, 111 Corning Road, Suite 140, Cary, North Carolina 27511. Tel: 888.232.2850; Fax: 888.232.2856

The project includes, but is not limited to, construction stakeout, excavation and grading, storm drain pipe installation, storm drain structures, stream stabilization structures, imbricated riprap walls, sediment and erosion control, reforestation, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **Tuesday**, **February 17, 2015** at the Capital Projects Section, Department of Environment, 1801 McCormick Drive, Suite 500, Largo, Maryland 20774, contact: <u>Mr. Manvinder Singh at 301.883.5891</u>. A non-refundable fee of (forty dollars) \$40 will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **Thursday, March 5, 2015** at <u>10:00</u> <u>a.m.</u>, at the Department of Environment, Capital Projects Section, 1801 Mc-Cormick Drive, Suite 500, Largo, Maryland 20774.

> By Authority Of, Rushern L. Baker, III County Executive Prince George's County, Maryland

> > (2-12)



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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

116216

(2-12,2-19,2-26)

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

By virtue of the power and authority contained in a Mortgage from NORMAN THOMAS, ROBERTA THOMAS, WILBERT RICHARD JR, ROBERT RICHARD, NORMAN THOMAS JR. to Wyndham Vacation Resorts, Inc., dated November 12, 2011, and recorded May 17, 2012, in Liber 33620 at folio 488 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well

Prince George's

Post

Newspaper

Call

301-627-0900

0ľ

Fax

301-627-6260

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

By virtue of the power and authority contained in a Mortgage from JAMES ALLEN JR to Wyndham Vacation Resorts, Inc., dated April 09, 2012, and recorded June 13, 2012, in Liber 33692 at folio 360 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium for Capital Cove at Nati

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

LEGALS

the Declaration of Use Rights.

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

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Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

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

116220

By virtue of the power and authority contained in a Mortgage from WILLIAM HUMPHREY JR to Wyndham Vacation Resorts, Inc., dated May 14, 2013, and recorded July 29, 2013, in Liber 35020 at folio 377 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 1,105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

LEGALS

By virtue of the power and authority contained in a Mortgage from DOROTHY PICCO to Wyndham Vacation Resorts, Inc., dated September 19, 2008, and recorded June 09, 2011, in Liber 32735 at folio 202 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 630,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q. Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

<u>116219</u>

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

By virtue of the power and authority contained in a Mortgage from JOSEPHINE B. GARNER to Wyndham Vacation Resorts, Inc., dated April 20, 2013, and recorded June 27, 2013, in Liber 34916 at folio 66 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated March 04, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 04, 2015 AT 11:00A.M.

One 605,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1112 othat are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, a Condominium dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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/s/ Daniel C. Zickefoose, Assignee

(2-12,2-19,2-26)

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/s/ Daniel C. Zickefoose, Assignee

116222

(2-12,2-19,2-26)

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

F/K/A CHEVY CHASE BANK, FSB

SERVE ON: CSC LAWYERS IN-

CORPORATING SERVICE COM-

7 ST. PAUL STREET, SUITE 1660

DAVID G. SWEIDERK, TRUSTEE

SERVE: 7936 JONES BRANCH

ROBERT BYSTROWSKI, TRUSTEE

SERVE: 7936 JONES BRANCH

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

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 representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest in the prop-

PRINCE GEORGE'S COUNTY,

PANY, RESIDENT AGENT

BALTIMORE, MD 21202

MCLEAN, VA 22102

MCLEAN, VA 22102

County and known as:)

1723 MERRIMAC DR

HYATTSVILLE MD 20783

AND

DRIVE

AND

DRIVE

AND

And

erty.

And

MARYLAND

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

ČASE NO.:

CAE 14-34252

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:

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

Director of Finance.

things, that the amounts

Defendants

SERVE:

LEGALS

SERVE:

AND

SERVE:

AND

And

erty.

And

SERVE:

MARYLAND

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 14-36511

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

Lots 25.26.27, 6,600.0000 Sq. Ft. & Imps. Glenarden Heights Blk 5, Assmt \$136,200 Lib 03013 Fl 101 and assessed to EDWARD JENKINS and

DELORIS JENKINS, also known as

1522 5TH ST, LANHAM MD 20706, Tax Account No. 13-1452978 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

It is thereupon this 2nd day of Feb-ruary, 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)

expired.

Plaintiff in this proceeding:

Defendants

Plaintiff

600 BALTIMORE AVE, STE 208

RICHARD J. ROGERS, TRUSTEE

600 BALTIMORE AVE, STE 208

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

1522 5TH ST described as follows:

Property Tax ID 13-1452978 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-

PRINCE GEORGE'S COUNTY,

BALTIMORE, MD 21204

County and known as:)

LANHAM MD 20706

1522 5TH ST

BALTIMORE, MD 21204

ORDER OF PUBLICATION

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

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 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:

41,281.000 Sq. Ft. & Imps., Assmt \$177,500 Lib 34752 Fl 295 and as-sessed 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 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

LEGALS

LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030

THE ESTATE OF MARY A. IA-COVELLA

SENTATIVE 4905 NANTUCKET RD COLLEGE PARK MD 20740

AND

PRINCE GEORGE'S COUNTY, MARYLAND

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

1902 WETHERBOURNE CT

Unknown Owner of the property 1902 WETHERBOURNE CT de-

scribed as follows: Property Tax ID

13-1566751 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.

BOWIE MD 20721

And

And

Defendants

In the Circuit Court for Prince George's County, Maryland ČASE NO.:

CAE 14-34291

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:

10,028.0000 Sq. Ft. & Imps. Wood-view Village P Lot 8 Blk C, Assmt \$267,400 Lib 08226 Fl 630 and as-sessed to JOE L BARRETT and JOYCE B. BARRETT, also known as 1902 WETHERBOURNE CT, BOWIE MD 20721, Tax Account No. 13-1566751 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 2nd day of Feb-ruary, 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 27th day of February, 2015, warning all persons interested in the propert to appear in this Court by the 7th day of April, 2015 and redeem the property described above and an-swer 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 <u>116090</u> (2-12,2-19,2-26)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS,

Plaintiff vs.

SERVE ON: PERSONAL REPRE-

(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 Koll 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.

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

In the Circuit Court for

5,500.0000 Sq. Ft. & Imps. Holly-wood-addn Lot 21 Blk 1, Assmt \$169,700 Lib 01907 Fl 175 and assessed to PASQUALE IACOVELLA

The Complaint states, among other things, that the amounts necessary

expired.

LEGALS

AND

MILTON FRANKLIN, IR., 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 Koll 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 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:

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 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

he insertion of a copy of this Order

And PRINCE GEORGE'S COUNTY, MARYLAND UPPER MARLBORO, MD 20772 Defendants

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 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:

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.

for redemption have not been paid although more than six (6) months and a day from the date of sale has

It is thereupon this 26th day of Jan-

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 re-deem the property described above and answer the Complaint or thereafter 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	:
True Copy—Test Sydney J. Harris	on, Clerk
<u>115951</u>	(1-29,2-5,2-12)

ORDER OF PUBLICATION

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

vs.

EDWARD JENKINS

SERVE: 1522 5TH ST LANHAM MD 20706

AND

DELORIS JENKINS

SERVE: 1522 5TH ST LANHAM MD 20706

AND

CFNA RECEIVABLES (MD), INC F/K/A CITIFINANCIAL, INC.

SERVE ON:

THE CORPORATION TRUST, IN-CORPORATED, RESIDENT AGENT 351 WEST CAMDEN STREET BALTIMORE, MD 21201

AND

EDWARD S. COHN, TRUSTEE

SERVE: 600 BALTIMORE AVE, STE 208 BALTIMORE, MD 21204

AND

STEPHEN GOLDBERG, N. TRUSTEE

SERVE: 600 BALTIMORE AVE, STE 208 BALTIMORE, MD 21204

RICHARD E. SOLOMON, TRUSTEE

cessive weeks on or before the 27th dav of February, 2015, warning all persons interested in the property to appear in this Court by the 7th day of April, 2015 and redeem the property described above and anwer 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 116089 (2-12,2-19,2-26)

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff VS. JOE L. BARRETT SERVE: 1902 WETHERBOURNE CT BOWIE MD 20721 AND

SPRINGLEAF FINANCIAL SERV-ICES, INC. F/K/A AMERICAN GENERAL FI-NANCIAL SERVICES (DE), INC.

SERVE: THE CORPORATION TRUST IN-CORPORATED, RESIDENT AGENT 351 WEST CAMDEN STREET BALTIMORE, MD 21201

AND

CHARLES H. ANDERSON, III, TRUSTEE

SERVE: 9418 ANNAPOLIS RD, STE 104 LANHAM, MD 20706

AND

WOODVIEW VILLAGE HOME-OWNER'S ASSOCIATION, INC.

SERVE ON: OSCAR MCEACHERN, RESIDENT AGENT 1805 SAHARA LANE MITCHELLVILLE, MD 20721

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



PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 6-201 of Article 2B of the Annotated Code of Maryland:

t/a Backyard Sports Grill Class B, Beer, Wine and Liquor License 7313-A Baltimore Avenue College Park, Maryland 20740

And

t/a Mi Patio Restaurant Class B(AE), Beer, Wine and Liquor License 4400 Rhode Island Avenue Brentwood, Maryland 20722

And

t/a Nipsey's Restaurant and Grill Pending Class B, Beer, Wine and Liquor Lonnie Moses, Jr., LLC 5753 Crain Highway Upper Marlboro, Maryland 20772

A Public Hearing will be held on:

March 4, 2015 7:00 p.m. Town of Bladensburg 4229 Edmonston Road Bladensburg, Maryland 20710

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

Attest: Diane M. Bryant Administrative Assistant February 2, 2015 116237 (2-12,2-19) 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 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 re-demption in the property, and vest-ing 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 (2-5,2-12,2-19) 116009

ORDER OF PUBLICATION

2014 MUNICIPAL INVESTMENTS, LIC 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 & COM-PANY, 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

for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

The Complaint states, among other

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 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

<u>116010</u> (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.

JOHNSON KUNLIPE

SERVE: 3608 KIDDER ROAD CLINTON, MD 20735

SERVE: 15381 MCKENDREE RD **BRANDYWINE MD 20613**

AND

SEVERN SAVINGS BANK, FSB

SERVE ON: ALAN J. HYATT, RES-IDENT AGENT 200 WESTGATE CIRCLE, SUITE 500 ANNAPOLIS, MD 21401

AND

ALAN J. HYATT, TRUSTEE

SERVE: 200 WESTGATE CIRCLE, SUITE 500 ANNAPOLIS, MD 21401

AND

CITY FIRST BANK OF DC, NA

SERVE: BRIAN E. ARGRETT, PRESIDENT AND CEO 1432 U STREET NW WASHINGTON, DC 20009

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 fore-closing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 116011 (2-5,2-12,2-19)

LEGALS

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

In the Matter of: ELIZABETH KAREN BROWN, Minor

Guardianship No. GD-10572

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely ELIZABETH KAREN BROWN an infant female born on August 28, 2013 at Southern Maryland Hospital, Clinton, MD to Octavia Brown and Father Unknown, having been filed, it is this 14th day of January, 2015

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned peti-tion for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Father Unknown, 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 un-less such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the re-lief sought.

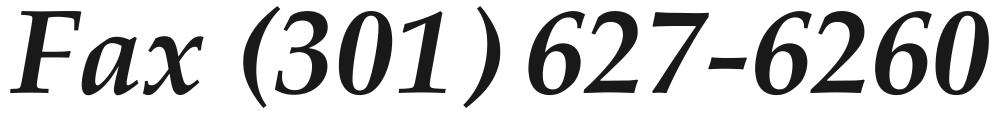
This order shall be published in ac-cordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

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

116082





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