

## LEGALS

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4526 POWDER MILL ROAD  
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Charles Obiekwe and Kimberlyn Obiekwe, dated May 11, 2007 and recorded in Liber 27912, Folio 578 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 4.250%, 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 **JANUARY 10, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

125031 (12-22,12-29,1-5)

## LEGALS

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

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

6717 BRIARCLIFF DRIVE  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Calvin Young and Alicia Young, dated October 27, 2006, and recorded in Liber 26637 at folio 663 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

**JANUARY 3, 2017**  
**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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600548)

**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

124953 (12-15,12-22,12-29)

## LEGALS

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4014 VINE STREET  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Nadine Jeanty, dated November 30, 2012 and recorded in Liber 34253, Folio 271 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$166,822.00, and an original interest rate of 3.625%, 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 **JANUARY 10, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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, Randall J. Rolls, and Michael McKeefery,  
Substitute Trustees

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

125032 (12-22,12-29,1-5)

## LEGALS

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

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

1425 COLONY ROAD  
OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Ernestine Davis Blair, dated May 14, 2007, and recorded in Liber 28103 at folio 382 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

**DECEMBER 27, 2016**  
**AT 9:28 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602685)

**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

124876 (12-8,12-15,12-22)

## LEGALS

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SARAH E MCGILL

Notice is given that Deborah Taylor, whose address is 4800 Newman Road, Temple Hills, MD 20748 was on December 8, 2016 appointed Personal Representative of the estate of Sarah E. McGill who died on October 28, 2016 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of June, 2017.

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

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

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

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

**DEBORAH TAYLOR**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 104974  
125080 (12-22,12-29,1-5)

J. Craig Howe  
Vicky B. Howe  
560 Paterno Drive  
Harleysville, PA 19438

### NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Commonwealth court of Montgomery county, Pennsylvania appointed J. Craig Howe, whose address is 560 Paterno Drive, Harleysville, PA 19438, and Vicky B. Howe, whose address is 560 Paterno Drive, Harleysville, PA 19438, as the co-Personal Representatives of the Estate of Keith Michael Howe who died on November 4, 2012 domiciled in Pennsylvania, USA.

The Maryland resident agent for service of process is Melvin B. Bosley, whose address is 2941 Hughes Rd., Finksburg, MD 21048.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: CARROLL, PRINCE GEORGE'S, HONOW, WORCHESTER, MONTGOMERY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative 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 foreign co-personal representatives mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

**J. CRAIG HOWE**  
**VICKY B. HOWE**  
Foreign Co-Personal  
Representatives

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

Estate No. 104837  
125081 (12-22,12-29,1-5)

# SUBSCRIBE

# TODAY

# CALL

# 301.627.0900

email: [bboice@pgpost.com](mailto:bboice@pgpost.com)

## LEGALS

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

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

8519 63RD AVENUE  
COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Daniel R Johnson, dated December 1, 2004, and recorded in Liber 21134 at folio 155 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

**DECEMBER 27, 2016**  
**AT 9:29 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-22584)

**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

124877 (12-8,12-15,12-22)

# The Prince George's Post *Serving Prince George's County*

## LEGALS

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

PRESTON T. THOMAS; ALICE THOMAS; JP MORGAN CHASE BANK, NA; CHARLES W. MCGUIRE, TRUSTEE; THOMAS C. LIDARD JR., TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 11103 TENBURY CT, UPPER MARLBORO MD 20772 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 15, ACCOUNT NUMBER 1781905

Defendants

In the Circuit Court for Prince George's County, Maryland  
CAE 16-41469

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

11103 Tenbury Ct, Upper Marlboro MD 20772, Lot Size 10,403 SF, being known as DISTRICT 15, ACCOUNT NUMBER 1781905

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 7th day of February, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124896 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

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

Plaintiff

vs.

ADEYINKA ERINLE  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2374981, Unit 6938-101; 1,405,000 SQ.FT. & IMPS. HUNTING RIDGE COND; ASSMT \$92,000 LIB 16439 FL 011 UNIT 6938-1; 006938 HANOVER PKWY #101 GREENBELT MD 20770.

Defendants

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

Civil Action No. CAE 16-42405

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124902 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

JAMES BOYD; TAMMY BOYD; BANK OF AMERICA, N.A.; CARRIE M. WARD, SUB. TRUSTEE; HOWARD BIERMAN, ESQUIRE, SUB. TRUSTEE; JACOB GEESING, SUB. TRUSTEE; PRATIMA LELE, SUB. TRUSTEE; JOSHUA COLEMAN, SUB. TRUSTEE; RICHARD R. GOLDSMITH, JR., SUB. TR.; LUDEEN MCCARTNEY-GREEN, SUB. TR.; JASON KUTCHER, SUB. TR.; ELIZABETH C. JONES, SUB. TR.; NICHOLAS DERDOCK, SUB. TR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 405 TAURUS DR, FORT WASHINGTON MD 20744 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 05, ACCOUNT NUMBER 0326579

Defendants

In the Circuit Court for Prince George's County, Maryland  
CAE 16-41470

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

405 Taurus Dr, Fort Washington MD 20744, Lot Size 9,500 SF, being known as DISTRICT 05, ACCOUNT NUMBER 0326579

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 7th day of February, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124897 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

ROBERT C. BRASHEARS; FEDERAL NATIONAL MORTGAGE ASSOCIATION; CITIMORTGAGE, INC.; CARRIE M. WARD, SUB. TRUSTEE; HOWARD BIERMAN, ESQUIRE, SUB. TRUSTEE; JACOB GEESING, SUB. TRUSTEE; PRATIMA LELE, SUB. TRUSTEE; JASON KUTCHER, SUB. TR.; ELIZABETH C. JONES, SUB. TR.; NICHOLAS DERDOCK, SUB. TR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; B. GEORGE BALLMAN, ESQUIRE, TRUSTEE; THOMAS D. GIBBONS, ESQUIRE, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 12226 ROLLING HILL LN, BOWIE MD 20715 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 14, ACCOUNT NUMBER 1621556

Defendants

In the Circuit Court for Prince George's County, Maryland  
CAE 16-41473

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

12226 Rolling Hill Ln, Bowie MD 20715, Lot Size 12,686 SF, being known as DISTRICT 14, ACCOUNT NUMBER 1621556

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 7th day of February, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124899 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

CHANDRA D. HOOD; MUTUAL OF OMAHA BANK F/K/A FIRST NATIONAL BANK OF ARIZONA, F/K/A FIRST NATIONAL BANK OF NEVADA; PARKWAY SQUARE HOMEOWNER'S ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; INTEGRITY TITLE, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 5715 SUTLAND RD, SUTLAND MD 20746 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06, ACCOUNT NUMBER 0459933

Defendants

In the Circuit Court for Prince George's County, Maryland  
CAE 16-41471

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

5715 Suitland Rd, Suitland MD 20746, Lot Size 1,875 SF, being known as DISTRICT 06, ACCOUNT NUMBER 0459933

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 7th day of February, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124898 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

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

Plaintiff

vs.

2811 FOURTEENTH STREET NE  
GOSPEL HALL INC  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3582798, 1.9400 ACRES, & IMPS. WINDSOR MILL GOSPE LOT 1 ; ASSMT \$1,513,900 LIB 36071 FL 211; 008230 ADELPHI RD HYATTSVILLE MD 20783.

Defendants

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

Civil Action No. CAE 16-42404

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124901 (12-15,12-22,12-29)

## LEGALS

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

MICHAEL S. TURNER; DEUTSCHE BANK NATIONAL TRUST COMPANY, FKA BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR THE HOLDERS OF THE VENDEE MORTGAGE TRUST 2003-2; KRISTINE D. BROWN, SUBSTITUTE TRUSTEE; WILLIAM M. SAVAGE, SUBSTITUTE TRUSTEE; GREGORY N. BRITTO, SUBSTITUTE TRUSTEE; HEATHER ROBERTS, SUB. TR.; LILA STITELY, SUB. TR.; BRETT CALLAHAN, SUB. TR.; DANDIBOR M'BAYO; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 2514 ROSLYN AVE, DISTRICT HEIGHTS MD 20747 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06, ACCOUNT NUMBER 0493254

Defendants

In the Circuit Court for Prince George's County, Maryland  
CAE 16-41474

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

2514 Roslyn Ave, District Heights MD 20747, Lot Size 6,659 SF, being known as DISTRICT 06, ACCOUNT NUMBER 0493254

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 7th day of February, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124900 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

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

Plaintiff

vs.

CPVALUE PROPERTIES LLC  
MAIN STREET BANK  
CHRISTOPHER JOHNSTON,  
TRUSTEE  
THOMAS J CHMELIK, TRUSTEE  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2286284, Lots 15 & 16 L6898 F600; 3,880.0000 SQ.FT. & IMPS. CRYSTAL SPRINGS BLK G; ASSMT \$199,800 LIB 35814 FL 486; 008808 36TH AVE COLLEGE PARK MD 20740.

Defendants

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

Civil Action No. CAE 16-42406

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing

all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124903 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

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

Plaintiff

vs.

B AND R REALTY LLC  
MONUMENT BANK  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2097723, GODFREYS 2ND ADDN E HALF LOTS 41.42.43.44.45; 6,250.0000 SQ.FT. & IMPS. FAIRMOUNT HEIGHTS-; ASSMT \$88,433 LIB 36769 FL 352; 006209 FIELD ST CAPITOL HEIGHTS MD 20743.

Defendants

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

Civil Action No. CAE 16-42407

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, 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  
124900 (12-15,12-22,12-29)

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124904 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

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

Plaintiff

vs.

312 ROLLINS LLC  
SANTORINI CAPITAL LLC  
BRIAN P. DONEGAN, TRUSTEE  
WILLIAM F. LEAHY, TRUSTEE  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1999374, PAR 62 P 73; 6,875.0000 SQ.FT. & IMPS.; ASSMT \$146,268 MAP 073 GRID B1 PAR 062 LIB 37023 FL 277; 312 ROLLINS AVE CAPITOL HEIGHTS MD 20743.

Defendants

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

Civil Action No. CAE 16-42408

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124906 (12-15,12-22,12-29)

## LEGALS

## LEGALS

### ORDER OF PUBLICATION

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

Plaintiff

vs.

AZAN PETRO LLC  
CAPITAL ONE, NATIONAL  
ASSOCIATION  
GARY JACOBS, TRUSTEE  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3950888, 8,642,000 SQ.FT. & IMPS. INGLEWOOD; ASSMT \$427,800 LIB 37031 FL 584 UNIT 202; 001300 CARAWAY CT UPPER MARLBORO MD 20774.

Defendants

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

Civil Action No. CAE 16-42414

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124911 (12-15,12-22,12-29)

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

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

4708 BRINKLEY ROAD  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Rhonda Green, dated September 16, 2009, and recorded in Liber 31021 at folio 617 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

JANUARY 3, 2017  
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 twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-613115)

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

124921 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

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

Plaintiff

vs.

RALPH E AMOS JR  
EMBRACE HOME LOANS, INC.  
DENNIS F. HARDIMAN, TRUSTEE  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 4021226, PLAZA LOFTS 22 CONDO BLDG 2, UNIT 203, FLRS 3&4 MODEL 18; 1,0000 SQ. FT. & IMPS. PLAZA LOFTS 22 CON LOT 203; ASSMT \$250,000 LIB 35396 FL 409 UNIT 203; 006500 AMERICA BLVD HYATTSVILLE MD 20782.

Defendants

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

Civil Action No. CAE 16-42415

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124912 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

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

Plaintiff

vs.

SEMONE M BYRD  
JULIOUS A BYRD  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0218404, 3,034,000 SQ.FT. & IMPS. KINGS COUNCIL COND ASSMT \$124,000 LIB 09215 FL 558 UNIT 402; 013917 KING GREGORY WAY UPPER MARLBORO MD 20772.

Defendants

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

Civil Action No. CAE 16-42416

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124913 (12-15,12-22,12-29)

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

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

5002 36TH PLACE  
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Raymond S Thomas and Mila Thomas, dated June 30, 2005, and recorded in Liber 28473 at folio 251 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

JANUARY 3, 2017  
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 \$5,000.00 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 twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-602045)

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

124923 (12-15,12-22,12-29)

## LEGALS

### ORDER OF PUBLICATION

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

Plaintiff

vs.

COMMUNITY DEVELOPMENT  
ADMINISTRATION, MARYLAND  
DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0241919, 2,027,000 SQ.FT. & IMPS. VILLAGES OF MARLBO LOT 106 BLK G ASSMT \$175,300 LIB 37154 FL 548; 013816 LORD FAIRFAX PL UPPER MARLBORO MD 20772.

Defendants

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

Civil Action No. CAE 16-42417

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124914 (12-15,12-22,12-29)

## LEGALS

### ORDER OF PUBLICATION

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

Plaintiff

vs.

VERNON P CHISLEY  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0275982, 39,404,000 SQ.FT. PISCATAWAY HILLS LOT 157; ASSMT \$78,500 LIB 04338 FL 114; 013024 OLD FORT RD FORT WASHINGTON MD 20744.

Defendants

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

Civil Action No. CAE 16-42418

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124915 (12-15,12-22,12-29)

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

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

9129 BELLEAU TRAIL  
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Teresa E. Williams and Sidney S. Williams Jr., dated April 19, 2005, and recorded in Liber 23798 at folio 541 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 3, 2017  
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 \$51,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42791)

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

124925 (12-15,12-22,12-29)

### ORDER OF PUBLICATION

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

Plaintiff

vs.

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0303578, 10,480,000 SQ.FT. & IMPS. OLD FORT HILLS PLA LOT 90 BLK B; ASSMT \$139,800 LIB 36870 FL 453; 002006 POWDER HORN DR FORT WASHINGTON MD 20744.

Defendants

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

Civil Action No. CAE 16-42419

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124916 (12-15,12-22,12-29)

## 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

2322 TIMBERCREST DR.  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29752, Folio 64 among the Land Records of Prince George's County, MD, with an original principal balance of \$295,365.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:05 AM**

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 85723-1)

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

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

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

125001 (12-22,12-29,1-5)

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

EMMA D. PORTER; US BANK, N.A., AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2005-6; KRISTINE D. BROWN, SUBSTITUTE TRUSTEE; WILLIAM M. SAVAGE, SUBSTITUTE TRUSTEE; GREGORY N. BRITTO, SUBSTITUTE TRUSTEE; HEATHER ROBERTS, SUB. TR.; LILA STITELY, SUB. TR.; BRETT CALLAHAN, SUB. TR.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 904 CORNISH ST, FORT WASHINGTON MD 20744 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 05, PARCEL NUMBER 0357566

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41449

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

904 Cornish St, Fort Washington MD 20744, Lot Size 12,000 SF, being known as DISTRICT 05, PARCEL NUMBER 0357566

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124818 (12-8,12-15,12-22)

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

GURBACHAN T. SINGH; SHERRESA A. OWENS; CAPITAL ONE BANK (USA), N.A. F/K/A B.F. SAUL MORTGAGE COMPANY; VICKI L. PARRY, TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 4713 BRANCHVILLE RD, COLLEGE PARK MD 20740 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 21, ACCOUNT NUMBER 2380087

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41452

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

4713 Branchville Rd, College Park MD 20740, Lot Size 6,495 SF, being known as DISTRICT 21, ACCOUNT NUMBER 2380087

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124821 (12-8,12-15,12-22)

## 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

9602 FRANKLIN AVE.  
I/R/T/A 9602 FRANKIN AVE.  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated February 21, 2009 and recorded in Liber 31453, Folio 493 among the Land Records of Prince George's County, MD, with an original principal balance of \$135,502.00 and a current interest rate of 5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:06 AM**

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 199442-1)

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

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

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

125002 (12-22,12-29,1-5)

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

LEVILLE JOHNSON; JOAN MARSHMAN; DENA RENAY HARRIS; SECRETARY OF HOUSING & URBAN DEVELOPMENT; ACE TITLE & ESCROW, INC. TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 5013 BOYDELL AVE, OXON HILL MD 20745 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 12, PARCEL NUMBER 1214378

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41453

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

5013 BoydeLL Ave, Oxon Hill MD 20745, Lot Size 12,976 SF, being known as DISTRICT 12, PARCEL NUMBER 1214378

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124822 (12-8,12-15,12-22)

## 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

5404 CHESTERFIELD DR.  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 20, 2004 and recorded in Liber 23311, Folio 195 among the Land Records of Prince George's County, MD, with an original principal balance of \$155,000.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 205131-1)

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

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

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

125003 (12-22,12-29,1-5)

### ORDER OF PUBLICATION

JUPITER 2016, LLC

Plaintiff

v.

MALICK SANGARE; WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR VM TRUST SERIES 3; STEVEN K. EISENBERG, SUB. TR.; PAUL J. MORAN, SUB. TR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 9036 48TH PL, COLLEGE PARK MD 20740 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 20, ACCOUNT NUMBER 2180693

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41456

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

9036 48th Pl, College Park MD 20740, Lot Size 5,030 SF, being known as DISTRICT 21, ACCOUNT NUMBER 2309987

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124825 (12-8,12-15,12-22)

The Prince George's Post *Serving Prince George's County*

**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**

**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 County, MD, with an original principal balance of \$375,446.00 and a current interest rate of 3%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:14 AM**

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

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

Terms of Sale: A deposit of \$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 repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 162767-1)

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

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

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

124940 (12-15,12-22,12-29)

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**1231 CAPITOL HEIGHTS BOULEVARD  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Kyana Hunter and Louise Hunter, dated June 25, 2008 and recorded in Liber 30141, Folio 334 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$202,492.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 3, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

124927 (12-15,12-22,12-29)

**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**

**5330 CARSWELL AVE.  
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated October 17, 2008 and recorded in Liber 30113, Folio 573 among the Land Records of Prince George's County, MD, with an original principal balance of \$197,395.00 and a current interest rate of 3.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:16 AM**

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 204877-1)

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

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

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

124942 (12-15,12-22,12-29)

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**4804 48TH AVENUE  
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust from Cristobal L. Toledo, dated April 7, 2007 and recorded in Liber 30133, Folio 231 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 4.375%, 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 **JANUARY 3, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

124928 (12-15,12-22,12-29)

**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**

**5710 37TH AVE.  
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated November 16, 2005 and recorded in Liber 23924, Folio 543 among the Land Records of Prince George's County, MD, with an original principal balance of \$338,800.00 and a current interest rate of 4%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:17 AM**

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

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

Terms of Sale: A deposit of \$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 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 201972-1)

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

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

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

124943 (12-15,12-22,12-29)

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**3429 EVERETTE DRIVE  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Bamidele Awobajo, dated October 3, 2007 and recorded in Liber 28747, Folio 580 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$291,800.00, 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 **JANUARY 3, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

124929 (12-15,12-22,12-29)

**LEGALS**

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

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

**13440 LORD DUNBORE PLACE UNIT 3-4  
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Natasha McWilliams, dated August 26, 2010, and recorded in Liber 31997 at folio 330 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

**JANUARY 10, 2017  
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 \$230,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-610884)

**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

125038 (12-22,12-29,1-5)

**LEGALS**

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

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

**1700 SPANISH OAK LANE  
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Lenus J Ledet and Jennifer L Hensel, dated March 29, 2007, and recorded in Liber 27848 at folio 735 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

**DECEMBER 27, 2016  
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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-604718)

**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

124859 (12-8,12-15,12-22)

**LEGALS**

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

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

**11700 CAROL ANN COURT  
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Henrietta Smith, dated January 22, 2008, and recorded in Liber 29340 at folio 199 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

**DECEMBER 27, 2016  
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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615701)

**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

124860 (12-8,12-15,12-22)

# The Prince George's Post

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**LEGALS**

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

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

**514 WILSON BRIDGE DR., UNIT #6715 A-2 A/R/T/A UNIT #A-2  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated December 29, 2006 and recorded in Liber 27088, Folio 721 among the Land Records of Prince George's County, MD, with an original principal balance of \$130,000.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:08 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered 6715, A-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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 207789-1)

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

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

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

125004 (12-22,12-29,1-5)

**LEGALS**

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

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

**9502 SILVER FOX TURN  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated October 20, 2006 and recorded in Liber 26801, Folio 125 among the Land Records of Prince George's County, MD, with a modified principal balance of \$316,000 and a current interest rate of 2.04077%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:06 AM**

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 105786-1)

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

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

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

124807 (12-8,12-15,12-22)

**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**

**2006 BRIERHILL RD.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated May 21, 2007 and recorded in Liber 27894, Folio 510 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185 and a current interest rate of 1.1%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 189162-1)

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

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

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

124808 (12-8,12-15,12-22)

**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**

**406 PEPPER MILL DR.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated April 1, 2013 and recorded in Liber 34812, Folio 49 among the Land Records of Prince George's County, MD, with an original principal balance of \$157,102 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:09 AM**

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 207946-2)

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

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

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

124809 (12-8,12-15,12-22)

**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**

**9111 UTICA PL.  
UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated March 8, 2007 and recorded in Liber 27382, Folio 77 among the Land Records of Prince George's County, MD, with a modified principal balance of \$462,000 and a current interest rate of 1.96%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:10 AM**

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

The property, and any improvements thereon, will be sold in an "as is" 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 190123-1)

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

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

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

124810 (12-8,12-15,12-22)

**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**

**13816 AMBERFIELD CT.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated June 6, 2005 and recorded in Liber 22594, Folio 538 among the Land Records of Prince George's County, MD, with an original principal balance of \$220,000 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:11 AM**

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

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

Terms of Sale: A deposit of \$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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 302402-1)

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

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

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

124811 (12-8,12-15,12-22)

**LEGALS**

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

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

**\*\*FRONT FOOT BENEFIT\*\***

**Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$750.00 due and payable on the 1st day of January in each and every year**

**9303 SHADY TREE COURT  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Abraham A. Lobo and Kriselda Valderrama-Lobo, dated February 2, 2006, and recorded in Liber 24690 at folio 336 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

**JANUARY 3, 2017  
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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-618198)

**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

124924 (12-15,12-22,12-29)

**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**

**5017 LAGUNA RD.  
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated October 30, 2007 and recorded in Liber 29187, Folio 121 among the Land Records of Prince George's County, MD, with an original principal balance of \$525,000 and a current interest rate of 1.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:15 AM**

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 206559-1)

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

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

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

124815 (12-8,12-15,12-22)

**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**

**1528 ROLLINS AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated October 5, 2007 and recorded in Liber 32842, Folio 432 among the Land Records of Prince George's County, MD, with an original principal balance of \$391,500 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:16 AM**

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

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

Terms of Sale: A deposit of \$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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 148158-1)

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

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

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

124816 (12-8,12-15,12-22)



## LEGALS

### ORDER OF PUBLICATION

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

vs. Plaintiff

AU AND ASSOCIATES INC  
CAPITAL ONE, NATIONAL  
ASSOCIATION  
GARY JACOBS, TRUSTEE  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0626648, 1,589,000 SQ.FT. & IMPS. RITCHIE PROFESSION; ASSMT \$62,800 LIB 37203 FL 104 UNIT F BLDG 3100; 3100 RITCHIE RD DISTRICT HEIGHTS MD 20747/3100 RITCHIE RD DISTRICT HEIGHTS MD 20747.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 16-42420**

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124917 (12-15,12-22,12-29)

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

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

5609 35TH AVENUE  
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Cesar D. Ayala, dated June 29, 2007, and recorded in Liber 28305 at folio 181 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

DECEMBER 27, 2016  
AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-18610)

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

124861 (12-8,12-15,12-22)

## LEGALS

### ORDER OF PUBLICATION

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

vs. Plaintiff

COMMUNITY DEVELOPMENT  
ADMINISTRATION OF THE  
MARYLAND DEPARTMENT OF  
HOUSING AND COMMUNITY  
DEVELOPMENT  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0806059, 1,500,000 SQ.FT. & IMPS. RIDGEVIEW ESTATES LOT 17 BLK F; ASSMT \$153,800 LIB 36993 FL 631; 932 PLEASANT HILL LN BOWIE MD 20716.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 16-42422**

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124919 (12-15,12-22,12-29)

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

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

18501 INDIAN HEAD HIGHWAY  
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Estate of Charles H Finn and Estate of Dorothy J Finn, dated June 3, 2009, and recorded in Liber 30971 at folio 224 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

DECEMBER 27, 2016  
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 \$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% 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 # 16-600114)

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

124862 (12-8,12-15,12-22)

### ORDER OF PUBLICATION

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

vs. Plaintiff

CASA DE CADENCE LLC  
SANDY SPRING BANK  
TERRY RAWLINGS, TRUSTEE  
STEVEN E. ANDERSON, TRUSTEE  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0797357, UNIT 204; 3,180,000 SQ.FT. & IMPS. BOWIE PROFESSIONAL; ASSMT \$167,700 LIB 32671 FL 186 UNIT 204; 2905 MITCHELLVILLE RD BOWIE MD 20716.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 16-42423**

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124920 (12-15,12-22,12-29)

## LEGALS

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

JOHN B. COVERT  
BETTILEE J. COVERT

Defendant(s)

**In the Circuit Court for Prince George's County, Civil Case No. CAEF 16-24871**

NOTICE is hereby given this 1st day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 16,465.91. The property sold herein is One 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats") (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124957 (12-15,12-22,12-29)

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

PEGGY YVETTE PENNIE

Defendant(s)

**In the Circuit Court for Prince George's County, Civil Case No. CAEF 16-25013**

NOTICE is hereby given this 1st day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 37,731.69. The property sold herein is One 233,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats") (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124958 (12-15,12-22,12-29)

# The Prince George's Post

*Serving Prince George's County*

## 3 0 1 . 6 2 7 . 0 9 0 0

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

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

9903 WILLIAMSBURG DRIVE  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Josiah O. Akinnuso, dated April 15, 2005, and recorded in Liber 22162 at folio 509 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

DECEMBER 27, 2016  
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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-610721)

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

124863 (12-8,12-15,12-22)

**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**

**301 PANORA WAY  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated July 8, 2009 and recorded in Liber 30860, Folio 59 among the Land Records of Prince George's County, MD, with an original principal balance of \$656,191.00 and a current interest rate of 6%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:15 AM**

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

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

Terms of Sale: A deposit of \$64,000 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 198794-1)

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

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

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

125011 (12-22,12-29,1-5)

**LEGALS**

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

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

**16403 E. ROLLING TREE RD.  
A/R/T/A 16403 ROLLING TREE RD.  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated November 27, 2006 and recorded in Liber 27275, Folio 490 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:16 AM**

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

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

Terms of Sale: A deposit of \$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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 111573-1)

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FOR STATUS OF UPCOMING SALES

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

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

125012 (12-22,12-29,1-5)

**LEGALS**

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

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

**3800 SUNFLOWER CIR.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated May 26, 2006 and recorded in Liber 25616, Folio 433 among the Land Records of Prince George's County, MD, with an original principal balance of \$309,000.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:17 AM**

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

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

Terms of Sale: A deposit of \$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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 104206-1)

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FOR STATUS OF UPCOMING SALES

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

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

125013 (12-22,12-29,1-5)

**LEGALS**

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

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

**3700 ENTERPRISE RD.  
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006 and recorded in Liber 25702, Folio 179 among the Land Records of Prince George's County, MD, with an original principal balance of \$400,500 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:12 AM**

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 66480-1)

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FOR STATUS OF UPCOMING SALES

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

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

124812 (12-8,12-15,12-22)

**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**

**3806 ELDBRIDGE TERR.  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated September 14, 2007 and recorded in Liber 28706, Folio 683 among the Land Records of Prince George's County, MD, with an original principal balance of \$331,524 and a current interest rate of 4.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:13 AM**

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

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

Terms of Sale: A deposit of \$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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 205148-1)

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FOR STATUS OF UPCOMING SALES

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

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

124813 (12-8,12-15,12-22)

**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**

**5213 DOPPLER ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated June 22, 2007 and recorded in Liber 28292, Folio 455 among the Land Records of Prince George's County, MD, with an original principal balance of \$193,800 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 28, 2016 AT 11:14 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #18-2021673.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 138447-1)

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FOR STATUS OF UPCOMING SALES

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

**ALEX COOPER AUCTS., INC.**  
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124814 (12-8,12-15,12-22)

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Rockville, MD 20852  
(301) 961-6555

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

4006 25TH AVE.  
TEMPLE HILLS A/R/T/A HILLCREST HEIGHTS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 5, 1991 and recorded in Liber 7906, Folio 454 among the Land Records of Prince George's County, MD, with an original principal balance of \$65,800.00 and a current interest rate of 9.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:05 AM**

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 304705-1)

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FOR STATUS OF UPCOMING SALES

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

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

124931 (12-15,12-22,12-29)

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

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

14012 CHRISTIAN STREET  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Jeffery A. Cherry and Rhonda Cherry, dated April 29, 2005, and recorded in Liber 22355 at folio 728 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

**DECEMBER 27, 2016**  
**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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605434)

**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

124864 (12-8,12-15,12-22)

**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**

1703 PEPPERIDGE CT.  
1/R/T/A 1703 PEPPERIDGE CT.  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated December 29, 2006 and recorded in Liber 28155, Folio 638 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,000.00 and a current interest rate of 2.0002%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:06 AM**

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 104313-1)

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

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

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

124932 (12-15,12-22,12-29)

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

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

3227 CHESTER GROVE ROAD  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Reginal N Rodgers Sr, dated December 29, 2006, and recorded in Liber 27014 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

**DECEMBER 27, 2016**  
**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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.38% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30641)

**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

124865 (12-8,12-15,12-22)

**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**

8301 CEDARVIEW CT.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated December 15, 2009 and recorded in Liber 31281, Folio 284 among the Land Records of Prince George's County, MD, with an original principal balance of \$435,062.00 and a current interest rate of 5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:19 AM**

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

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

Terms of Sale: A deposit of \$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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 203523-1)

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

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

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

124945 (12-15,12-22,12-29)

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

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

7908 WEST PARK DRIVE  
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Leonard A. Gilfillan and Yvonne E. Gilfillan, dated December 12, 2007, and recorded in Liber 29224 at folio 076 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**DECEMBER 27, 2016**  
**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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-607025)

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

124866 (12-8,12-15,12-22)

*Your Newspaper of Legal Record*

**LEGALS**

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

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

**Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$550.00 due on the first day of January in each and every year.**

**9208 CRUTCHFIELD LANE  
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Luis Zavala and Tracey S. Zavala, dated April 26, 2005, and recorded in Liber 22253 at folio 581 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**DECEMBER 27, 2016  
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 \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-603301)

**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

124867 (12-8,12-15,12-22)

**LEGALS**

**ORDER OF PUBLICATION**

JUPITER 2016, LLC Plaintiff  
v.

JOSEPH M. NESTOR; BANK OF AMERICA, N.A. F/K/A COUNTRYWIDE BANK, FSB; PRINCE GEORGE'S COUNTY, MD, DEPARTMENT OF HOUSING AND COMM. DEV.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. CTC REAL ESTATE SERVICES, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 5502 40TH AVE, HYATTSVILLE MD 20781 AND MORE PARTICULARLY DESCRIBED AS PARCEL 16-1796739

Defendants  
**In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41457**

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

5502 40th Ave, Hyattsville MD 20781, Lot Size 5,000 SF, being known as PARCEL 16-1796739

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124826 (12-8,12-15,12-22)

**ORDER OF PUBLICATION**

JUPITER 2016, LLC Plaintiff  
v.

BARBARA L BRICE; CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST SERIES 2012-10; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 2211 OREGON AVE, LANDOVER MD 20785 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 13, ACCOUNT NUMBER 1415116

Defendants  
**In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41458**

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

2211 Oregon Ave, Landover MD 20785, Lot Size 5,000 SF, being known as DISTRICT 13, ACCOUNT NUMBER 1415116

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124827 (12-8,12-15,12-22)

**LEGALS**

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

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

**7603 LOMAX LANE  
BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Marcos A Mirabile and Nicholas Poulos, dated September 29, 2006, and recorded in Liber 26428 at folio 479 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

**JANUARY 3, 2017  
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 \$60,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41675)

**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

124973 (12-15,12-22,12-29)

**ORDER OF PUBLICATION**

JUPITER 2016, LLC Plaintiff  
v.

TINA WIMBUSH; JP MORGAN CHASE BANK, NA; CARRIE M WARD, SUB. TRUSTEE; HOWARD BIERMAN, ESQUIRE, SUB. TRUSTEE; JACOB GEESING, SUB. TRUSTEE, PRATIMA LELE, SUB. TRUSTEE, JOSHUA COLEMAN, SUB. TRUSTEE, RICHARD R. GOLDSMITH, JR., SUB. TR., LUDEEN MCCARTNEY-GREEN, SUB. TR., JASON KUTCHER, SUB. TR., ELIZABETH C. JONES, SUB. TR., NICHOLAS DERDOCK, SUB. TR., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 15517 BRANDYWINE RD, BRANDYWINE MD 20613 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 11, PARCEL NUMBER 2957934

Defendants  
**In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41451**

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

15517 Brandywine Rd, Brandywine MD 20613, Lot Size 2,0600 AC, being known as DISTRICT 11, PARCEL NUMBER 2957934

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124820 (12-8,12-15,12-22)

**THE PRINCE  
GEORGE'S POST**  
**Call 301-627-0900**  
**Fax 301-627-6260**  
**SUBSCRIBE  
TODAY!**

**ORDER OF PUBLICATION**

JUPITER 2016, LLC Plaintiff  
v.

JOYCE OWENS-WHITE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 12000 NORTH MARLTON AVE, UPPER MARLBORO MD 20772 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 15, PARCEL NUMBER 1760883

Defendants  
**In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41459**

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

12000 North Marlton Ave, Upper Marlboro MD 20772, Lot Size 10,370 SF, being known as DISTRICT 15, PARCEL NUMBER 1760883

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124828 (12-8,12-15,12-22)

**LEGALS**

**ORDER OF PUBLICATION**  
JUPITER 2016, LLC Plaintiff

v.

MICHAEL A. DUNN; DIANE DUNN; NATIONSTAR MORTGAGE, LLC; SECRETARY OF HOUSING & URBAN DEVELOPMENT; JOHN D. HALL, RESIDENT AGENT OF AMERICAN SKYCORP. INC., TRUSTEE, A FORFEITED MARYLAND COMPANY THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 4400 MORGAN RD, SUITLAND MD 20746 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06, PARCEL NUMBER 0650721

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41460**

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

4400 Morgan Rd, Suitland MD 20746, Lot Size 11,390 SF, being known as DISTRICT 06, PARCEL NUMBER 0650721

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124829 (12-8,12-15,12-22)

**ORDER OF PUBLICATION**  
JUPITER 2016, LLC Plaintiff

v.

LOUIS (LOUIS) VILLATRORO; JOSE RIVERA RIVERA; GEORGE MASON MORTGAGE, LLC; ROBERT C. BROWER, JR., TRUSTEE; DANIEL V. LAWSON, TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6802 LOUISE LN, CLINTON MD 20735 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 09, ACCOUNT NUMBER 0961888

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41462**

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

6802 Louise Ln, Clinton MD 20735, Lot Size 11,495 SF, being known as DISTRICT 09, ACCOUNT NUMBER 0961888

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124831 (12-8,12-15,12-22)

**LEGALS**

**ORDER OF PUBLICATION**

JUPITER 2016, LLC Plaintiff  
v.

JUANITA NELSON; CFNA RECEIVABLES (MD), INC., FKA CITIFINANCIAL, INC.; MEDALLION; ANDREW R. POLOTT, TRUSTEE; DWAYNE L. GARRETT, TRUSTEE; TIM BUTT, TRUSTEE; TNISHA HUDSON, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 4301 LUCERNE RD, TEMPLE HILLS MD 20748 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06, ACCOUNT NUMBER 0482539

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41461**

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

4301 Lucerne Rd, Temple Hills MD 20748, Lot Size 22,050 SF, being known as DISTRICT 06, ACCOUNT NUMBER 0482539

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124830 (12-8,12-15,12-22)

**ORDER OF PUBLICATION**

JUPITER 2016, LLC Plaintiff  
v.

RICKY E. MCCOLLUM; HOME-COMINGS FINANCIAL LLC F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THOMAS P. DORE, SUB. TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6105 K ST, CAPITOL HEIGHTS MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 18, PARCEL NUMBER 2079093

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 16-41463**

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

6105 K St, Capitol Heights MD 20743, Lot Size 4,960 SF, being known as DISTRICT 18, PARCEL NUMBER 2079093

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124832 (12-8,12-15,12-22)

**IT PAYS TO ADVERTISE!**  
*The Prince George's Post*  
**Call Brenda Boice at 301 627 0900**

## LEGLALS

## NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Juanita N. Marbury  
11354 Cherry Hill Road, Unit 102  
Beltsville, MD 20705

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-25199**

Notice is hereby given this 29th day of November, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of December, 2016.

The Report of Sale states the amount of the foreclosure sale price to be \$52,772.00. The property sold herein is known as 11354 Cherry Hill Road, Unit 102, Beltsville, MD 20705.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124837 (12-8,12-15,12-22)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MELVIN W. JOHNSON

11491 Montgomery Road  
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-01063**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11491 Montgomery 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 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$264,600.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124845 (12-8,12-15,12-22)

Shanta Ramson, Esquire  
Ramson & Associates, LLC  
4705 Sandy Spring Road  
Burtonsville, MD 20866  
301-438-1111

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WILLIAM JAMES MCKNIGHT**

Notice is given that Rushie McKnight-Lewis, whose address is 206 Castleton Place, Upper Marlboro, MD 20774, was on December 8, 2016 appointed Personal Representative of the estate of William James McKnight, who died on October 14, 2016 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of June, 2017.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

RUSHIE MCKNIGHT-LEWIS  
Personal Representative

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

Estate No. 104973  
124983 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

Carlos V. Hilliard  
1810 Ironton Drive  
Oxon Hill, MD 20745

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-35739**

Notice is hereby given this 1st day of December, 2016, 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 3rd day of January, 2017, 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 3rd day of January, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$215,000.00. The property sold herein is known as 1810 Ironton Drive, Oxon Hill, MD 20745.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124854 (12-8,12-15,12-22)

## NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Betty L. Adams  
7618 Den Meade Avenue  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-25518**

Notice is hereby given this 1st day of December, 2016, 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 3rd day of January, 2017, 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 3rd day of January, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$184,000.00. The property sold herein is known as 7618 Den Meade Avenue, Fort Washington, MD 20744.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124855 (12-8,12-15,12-22)

## LEGLALS

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ROSLYN MCBRAYER WALL**

Notice is given that John M Wall Jr, whose address is 1515 Gallatin Street NE, Washington, DC 20017 was on December 5, 2016 appointed Personal Representative of the estate of Roslyn McBrayer Wall who died on October 15, 2016 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of June, 2017.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JOHN M WALL JR  
Personal Representative

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

Estate No. 104916  
124952 (12-15,12-22,12-29)

## LEGLALS

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

KRISTINA L. ROBERTS-STEWART

14209 Dunwood Valley Drive  
Bowie, MD 20721

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-37075**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14209 Dunwood Valley Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$493,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124844 (12-8,12-15,12-22)

## ORDER OF PUBLICATION

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

Plaintiff

vs.

RICHARD T FIELDS JR  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1696145, 30,000,000 SQ.FT. & IMPS. WINGATE PLAT 8 LOT 32 BLK C; ASSMT \$344,634 LIB 12602 FL 490; 7911 WINGATE DR GLENN DALE MD 20769.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
Civil Action No. CAE 16-42410**

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124907 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MARTHA GIVENS

1204 Nye Street  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-25388**

Notice is hereby given this 21st day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1204 Nye 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 before the 21st day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$105,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124838 (12-8,12-15,12-22)

## ORDER OF PUBLICATION

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

Plaintiff

vs.

BARLOW ROAD ASSOCIATES II  
LLC  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1564517, ALL OF PARCEL 11 ETT 7/1/09; 13,041,000 SQ.FT. & IMPS; ASSMT \$138,900 MAP 060 GRID B3 PAR 011 LIB 34263 FL 507; 8201 BARLOWE RD LANDOVER MD 20785.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
Civil Action No. CAE 16-42411**

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124908 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MARIE L. LITTON  
RALPH T. LITTON

9403 Tuckerman Street  
Seabrook, MD 20706

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-11737**

Notice is hereby given this 30th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9403 Tuckerman Street, Seabrook, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 30th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$81,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124853 (12-8,12-15,12-22)

## ORDER OF PUBLICATION

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

Plaintiff

vs.

GILBERT R ATHEY  
MARGUERITE ATHEY  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0994525, 6,799,000 SQ.FT. & IMPS. FAIRLAWN LOT 12 BLK R; ASSMT \$224,866 LIB 02496 FL 452; 001119 11TH ST LAUREL MD 20707.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
Civil Action No. CAE 16-42412**

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124909 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ARCHIBALD J. HARDING

2009 Evansdale Drive  
Adelphi a/r/t/a Hyattsville, MD 20783

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-11121**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2009 Evansdale Drive, Adelphi a/r/t/a Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$172,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124850 (12-8,12-15,12-22)

## ORDER OF PUBLICATION

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

Plaintiff

vs.

CHASE CAPITAL CORPORATION  
Prince George's County, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0819839, AT COLLINGTON; 11,369,000 SQ.FT. & IMPS. POINTER RIDGE LOT 27 BLK 5; ASSMT \$217,700 LIB 36636 FL 082; 015702 PARAMONT LN BOWIE MD 20716.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
Civil Action No. CAE 16-42413**

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

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

It is thereupon this 5th day of December, 2016, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 30th day of December, 2016, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of February, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124910 (12-15,12-22,12-29)

# The Prince George's Post

Call 301-627-0900

Fax 301-627-6260

**LEGALS**

**ORDER OF PUBLICATION**

JUPITER 2016, LLC  
v.  
Plaintiff

TODD S. BYROM; JAMILAH L. BYROM; U.S. BANK N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AM1; PALMERWOOD HOMEOWNERS ASSOCIATION, INC.; EDWARD S. COHN, ESQUIRE, TRUSTEE; RONALD S. DEUTCH, ESQUIRE, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 1608 WILLOWOOD CT, LANDOVER MD 20785 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 13, ACCOUNT NUMBER 1494327

**In the Circuit Court for Prince George's County, Maryland CAE 16-41466**

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

1608 Willowood Ct, Landover MD 20785, Lot Size 2,250 SF, being known as DISTRICT 13, ACCOUNT NUMBER 1494327

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124835 (12-8,12-15,12-22)

**ORDER OF PUBLICATION**

JUPITER 2016, LLC  
v.  
Plaintiff

LATASHA S. QUARLES; LIONEL W. QUARLES; THE BANK OF NEW YORK MELLON TRUST COMPANY NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC5; INTERVALE MORTGAGE CORPORATION; DIANE S. ROSENBERG, SUB. TRUSTEE; MARK D. MEYER, ESQUIRE, SUB. TRUSTEE; JOHN A. ANSELL III, SUB. TRUSTEE; KENNETH SAVITZ, SUB. TR.; CAROLINE FIELDS, SUB. TRUSTEE; JENNIFER ROCHINO, SUBSTITUTE TRUSTEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; WILLIAM A. MARKWAT, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 7000 DRYLOG ST, CAPITOL HEIGHTS MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 18, ACCOUNT NUMBER 2009272

**In the Circuit Court for Prince George's County, Maryland CAE 16-41465**

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

7000 Drylog St, Capitol Heights MD 20743, Lot Size 10,438 SF, being known as DISTRICT 18, ACCOUNT NUMBER 2009272

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124834 (12-8,12-15,12-22)

**ORDER OF PUBLICATION**

JUPITER 2016, LLC  
v.  
Plaintiff

THE ESTATE OF THELMA A. PITT; SECRETARY OF HOUSING & URBAN DEVELOPMENT; REAL ESTATE TITLE AND ESCROW, LLC, TRUSTEE; BRENDA LAROCHE, TRUSTEE OR HUD FIELD OFFICE MANAGER; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 9211 GWYNNDALE DR, CLINTON MD 20735 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 09, PARCEL NUMBER 0946863

**In the Circuit Court for Prince George's County, Maryland CAE 16-41464**

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

9211 Gwynndale Dr, Clinton MD 20735, Lot Size 20,022 SF, being known as DISTRICT 09, PARCEL NUMBER 0946863

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124833 (12-8,12-15,12-22)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

JOCITA R. DEAL  
MARIE L. SMITH

7002 Yellow Amber Court  
Capitol Heights, MD 20743  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-35676**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7002 Yellow Amber Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$204,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124852 (12-8,12-15,12-22)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

FRANK B. HOLDEN, JR.

9418 Rhode Island Avenue and  
4909 Huron Street  
9418 Rhode Island Ave.  
College Park, MD 20740  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-15475**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9418 Rhode Island Avenue and 4909 Huron Street, 9418 Rhode Island Ave., College Park, MD 20740, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

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

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124849 (12-8,12-15,12-22)

**LEGALS**

**NOTICE**

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

v.  
Ethelener Alston  
2202 Wintergreen Avenue  
District Heights, MD 20747  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25469**

Notice is hereby given this 1st day of December, 2016, 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 3rd day of January, 2017, 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 3rd day of January, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$214,814.14. The property sold herein is known as 2202 Wintergreen Avenue, District Heights, MD 20747.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124856 (12-8,12-15,12-22)

**NOTICE**

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

v.  
Brigitte Riley

3208 31st Avenue  
Temple Hills, MD 20748  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-10591**

Notice is hereby given this 2nd day of December, 2016, 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 3rd day of January, 2017, 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 3rd day of January, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$165,750.00. The property sold herein is known as 3208 31st Avenue, Temple Hills, MD 20748.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124886 (12-8,12-15,12-22)

**ORDER OF PUBLICATION**

JUPITER 2016, LLC  
v.  
Plaintiff

ELEANOR E. BLANTON; U.S. BANK TRUST, N.A., AS TRUSTEE OF CVF III LOAN TRUST III MORTGAGE LOAN TRUST II; ANDREW VALENTINE, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 1214 DARLINGTON ST, DISTRICT HEIGHTS MD 20747 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06, ACCOUNT NUMBER 0605626

Defendants

**In the Circuit Court for Prince George's County, Maryland CAE 16-41450**

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

1214 Darlington St, District Heights MD 20747, Lot Size 7,045 SF, being known as DISTRICT 06, ACCOUNT NUMBER 0605626

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124819 (12-8,12-15,12-22)

**LEGALS**

**NOTICE**

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

v.  
CHERITA C. HARROD

6813 Milltown Court  
Unit 6813  
District Heights, MD 20747  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-10942**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6813 Milltown Court, Unit 6813, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$77,500.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124848 (12-8,12-15,12-22)

**NOTICE**

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

v.  
Darrell C. Dickey

Pamela E. Dickey,  
a/k/a Pamela Elaine Richardson  
AND  
Darrell Caven Dickey

10018 Harbor Avenue  
Glenn Dale, MD 20769  
Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-18947**

Notice is hereby given this 1st day of December, 2016, 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 3rd day of January, 2017, 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 3rd day of January, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$316,680.00. The property sold herein is known as 10018 Harbor Avenue, Glenn Dale, MD 20769.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124857 (12-8,12-15,12-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SALLIE WELCH

Notice is given that Eva Johnson, whose address is 9125 Bridgewater Street, College Park, MD 20740 was on December 2, 2016 appointed Personal Representative of the estate of Sallie Welch who died on December 24, 2012 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2017.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

EVA JOHNSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 100410  
(12-8,12-15,12-22)

124884

**LEGALS**

**NOTICE**

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

v.  
KAREN E. MAHONEY

1510 Karen Boulevard  
District Heights, MD 20747  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-24768**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1510 Karen Boulevard, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

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

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124847 (12-8,12-15,12-22)

**NOTICE**

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

v.  
Dwight E. White

ARNITA WHITE  
4929 Temple Hills Road  
Temple Hills, MD 20748  
Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-35703**

Notice is hereby given this 1st day of December, 2016, 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 3rd day of January, 2017, 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 3rd day of January, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$118,000.00. The property sold herein is known as 4929 Temple Hills Road, Temple Hills, MD 20748.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124858 (12-8,12-15,12-22)

**ORDER OF PUBLICATION**

JUPITER 2016, LLC  
v.  
Plaintiff

ROBERT A. MARSHALL; SHEILA E. MARSHALL; WELLS FARGO BANK NATIONAL ASSOCIATION; JAMES E. CLARKE, SUBSTITUTE TRUSTEE; RENEE DYSON, SUB. TR.; BRIAN THOMAS, SUB. TR.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6816 CHERRYFIELD RD, FORT WASHINGTON MD 20744 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 12, ACCOUNT NUMBER 1341494

Defendants

**In the Circuit Court for Prince George's County, Maryland CAE 16-41448**

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

6816 Cherryfield Rd, Fort Washington MD 20744, Lot Size 9,750 SF, being known as DISTRICT 12, ACCOUNT NUMBER 1341494

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of November, 2016, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 31st day of January, 2017, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124817 (12-8,12-15,12-22)

124884

**NOTICE**

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

v.  
ARCHIE LEE DENSON

2300 Lakewood Street  
Suitland, MD 20746  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25435**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2300 Lakewood Street, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$115,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124843 (12-8,12-15,12-22)

**NOTICE**

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

v.  
GERALD L. WHITE, JR.

10601 Gay Terrace  
Upper Marlboro, MD 20772  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-11081**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10601 Gay Terrace, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$160,900.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124851 (12-8,12-15,12-22)

**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**

**6903 DUDLEY AVE.  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated June 26, 2007 and recorded in Liber 28668, Folio 438 among the Land Records of Prince George's County, MD, with an original principal balance of \$268,975.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:25 AM**

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 196149-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

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

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

125021 (12-22,12-29,1-5)

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**6504 WALKER BRANCH DRIVE  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Joseph M. Schauer, dated August 11, 2003 and recorded in Liber 18051, Folio 110 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$201,600.00, 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 **JANUARY 10, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

125037 (12-22,12-29,1-5)

**LEGALS**

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

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

**10106 THRIFT RD.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated February 21, 2006 and recorded in Liber 24495, Folio 17 and re-recorded in Liber 32169, Folio 80 among the Land Records of Prince George's County, MD, with an original principal balance of \$306,000.00 and a current interest rate of 4%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:26 AM**

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

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

Terms of Sale: A deposit of \$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 repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 105464-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

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

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

125022 (12-22,12-29,1-5)

**LEGALS**

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

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

**5100 VARNUM ST.  
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated December 5, 2007 and recorded in Liber 29108, Folio 667 among the Land Records of Prince George's County, MD, with an original principal balance of \$270,000.00 and a current interest rate of 3%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:27 AM**

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 127593-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

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

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

125023 (12-22,12-29,1-5)

# The Prince George's Post

## Serving Prince George's County

**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**

**4663 RED HAWK TERR.  
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated January 29, 2007 and recorded in Liber 27413, Folio 19 among the Land Records of Prince George's County, MD, with an original principal balance of \$169,000.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:28 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered 4663, Building 2 in Phase One (1) Hamlet Woods 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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 179872-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

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

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

125024 (12-22,12-29,1-5)

**LEGALS**

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

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

**6119 CABOT ST.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated March 24, 2006 and recorded in Liber 25028, Folio 94 among the Land Records of Prince George's County, MD, with an original principal balance of \$268,975.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:29 AM**

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 194997-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

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

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

125025 (12-22,12-29,1-5)

**LEGALS**

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

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

**12404 WINDBROOK DRIVE  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Tajunia Parran, dated August 31, 2007, and recorded in Liber 28570 at folio 237 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

**DECEMBER 27, 2016  
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615069)

**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

124878 (12-8,12-15,12-22)

**LEGALS**

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

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

**1114 GONDAR AVENUE  
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Nelis H. Amaya de Ramos and Donald Roberto Ramos aka Donald Ramos, dated October 13, 2005, and recorded in Liber 24381 at folio 104 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

**DECEMBER 27, 2016  
AT 9:32 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% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614338)

**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

124879 (12-8,12-15,12-22)

**LEGALS**

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

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

**10403 BEACON RIDGE DRIVE # 8-102  
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Tracey Adams, dated June 20, 2006, and recorded in Liber 25676 at folio 399 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

**DECEMBER 27, 2016  
AT 9:33 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% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614400)

**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

124880 (12-8,12-15,12-22)

**LEGALS**

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

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

**11406 RHODENDA AVENUE  
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Duke McNeil Tate aka Duke M Tate and Terri Tate, dated October 11, 2006, and recorded in Liber 26525 at folio 400 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**DECEMBER 27, 2016  
AT 9:36 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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43103)

**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

124881 (12-8,12-15,12-22)

**LEGALS**

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

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

**4803 SALIMA STREET  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Erica L. Johnson, dated May 23, 2007, and recorded in Liber 28031 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

**DECEMBER 27, 2016  
AT 9:37 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-616736)

**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

124882 (12-8,12-15,12-22)

**LEGALS**

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

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

**322 CARMODY HILLS DRIVE  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Phyllis J. Wyles, dated June 28, 2006, and recorded in Liber 25638 at folio 149 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

**DECEMBER 27, 2016  
AT 9:38 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 7.15% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41813)

**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

124883 (12-8,12-15,12-22)

# The Prince George's Post

## IT PAYS TO ADVERTISE! Call Brenda Boice at 301-627-0900



**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**

**1926 TAYLOR AVE.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated May 5, 2010 and recorded in Liber 31774, Folio 225 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,968.00 and a current interest rate of 6%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:18 AM**

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 302354-1)

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

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

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

124944 (12-15,12-22,12-29)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JUDITH JANE HO

Notice is given that Diana C Ho, whose address is 15601 Passaie Lane, Bowie, MD 20715 was on December 9, 2016 appointed Personal Representative of the estate of Judith Jane Ho who died on December 2, 2016 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of June, 2017.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

DIANA C HO  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 104989  
124981 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DONNA JOAN METZ

Notice is given that Charles T Metz, whose address is 1867 Kirby Road, McLean, VA 22101, was on December 12, 2016 appointed Personal Representative of the estate of Donna Joan Metz, who died on November 28, 2016 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of June, 2017.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

CHARLES T. METZ  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 105005  
124982 (12-15,12-22,12-29)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOROTHY L DROGOZ

Notice is given that Elizabeth Hyman, whose address is 5312 Bleeker St #206, Virginia Beach, VA 23462 was on November 3, 2016 appointed Personal Representative of the estate of Dorothy L Drogoz who died on October 31, 2016 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of May, 2017.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

ELIZABETH HYMAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 104688  
124984 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANCES G TURNER

Notice is given that Debbie Milton, whose address is 1707 Whistling Duck Drive, Upper Marlboro, MD 20774 and Wanda Thompson, whose address is 13209 Sweet Ginger Place, Upper Marlboro, MD 20774 were on July 8, 2016 appointed Co-Personal Representatives of the estate of Frances G Turner who died on June 19, 2016 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2017.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

DEBBIE MILTON  
WANDA THOMPSON  
Co-Personal Representatives

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 103608  
124985 (12-15,12-22,12-29)

**THE PRINCE  
GEORGE'S POST**

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**1508 DANWOOD LANE  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Terry A. McCann, Curtis M. Fann and Curtis M. Fann, Sr., dated April 19, 2006 and recorded in Liber 25369, Folio 252 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,500.00, and an original interest rate of 4.475%, 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 **JANUARY 10, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$36,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

125035 (12-22,12-29,1-5)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**7108 LOIS LANE  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Conrad W. Harris, dated October 16, 2002 and recorded in Liber 16510, Folio 136 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,350.00, and an original interest rate of 6.125%, 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 **JANUARY 10, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

125036 (12-22,12-29,1-5)

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

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

125034 (12-22,12-29,1-5)

**LEGALS**

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

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

**4869 LONG VIEW RD.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated April 17, 2014 and recorded in Liber 35988, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$245,471.00 and a current interest rate of 4.25%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:20 AM**

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 302445-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

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

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

124946

(12-15,12-22,12-29)

**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**

**15506 SYMONDSBURY WAY  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated May 3, 2007 and recorded in Liber 27883, Folio 553 among the Land Records of Prince George's County, MD, with an original principal balance of \$708,300.00 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:21 AM**

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

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

Terms of Sale: A deposit of \$88,000 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 183919-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

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

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

124947

(12-15,12-22,12-29)

**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**

**7509 LOCKMAN LA.  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated February 22, 2013 and recorded in Liber 34628, Folio 211 among the Land Records of Prince George's County, MD, with an original principal balance of \$286,758.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 4, 2017 AT 11:23 AM**

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

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

Terms of Sale: A deposit of \$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 governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 169891-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM)  
FOR STATUS OF UPCOMING SALES

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

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

124949

(12-15,12-22,12-29)



# Happy Holidays

from

*The Prince George's Post*

**LEGALS**

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

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

2006 NORTH ANVIL LANE  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Shamika E Howell, dated June 21, 2006, and recorded in Liber 25584 at folio 198 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

DECEMBER 27, 2016  
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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602664)

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

124869 (12-8,12-15,12-22)

**LEGALS**

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

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

16605 EAGLE HARBOR ROAD  
AQUASCO, MARYLAND 20608

By virtue of the power and authority contained in a Deed of Trust from Estate of Margaret C. Johnson, dated March 14, 2008, and recorded in Liber 29499 at folio 438 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

DECEMBER 27, 2016  
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 \$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 8.19% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-616480)

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

124870 (12-8,12-15,12-22)

**LEGALS**

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

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

5715 GARDEN DRIVE  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Kumbi Boro aka Qumbi Boro and Bogale Jote, dated January 2, 2013, and recorded in Liber 35027 at folio 597 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

DECEMBER 27, 2016  
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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-601182)

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

124871 (12-8,12-15,12-22)

**LEGALS**

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

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

1001 CHILLUM ROAD UNIT 412  
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Eboni G. Queen, dated April 25, 2007, and recorded in Liber 27880 at folio 287 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

JANUARY 10, 2017  
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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-617983)

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

125039 (12-22,12-29,1-5)

**LEGALS**

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

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

6314 CROOM STATION ROAD  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Lawrence Johnson and Karen C Johnson, dated May 25, 2007, and recorded in Liber 28068 at folio 020 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

DECEMBER 27, 2016  
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 \$51,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41084)

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

124873 (12-8,12-15,12-22)

**LEGALS**

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

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

Subject to the payment of Deferred Water and Sewer Facilities  
Charges in the amount of \$ 500.00 per year, due on the 1st day of  
January in each and every year

12706 PISCATAWAY LANDING DRIVE  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Keshia D Townsend, dated December 13, 2004, and recorded in Liber 21186 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

DECEMBER 27, 2016  
AT 9:25 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-613771)

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

124874 (12-8,12-15,12-22)

# The Prince George's Post

Serving Prince George's County

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## LEGALS

### Law Offices GOOZMAN, BERNSTEIN & MARKUSKI

9101 Cherry Lane, Suite 207  
Laurel, Maryland 20708  
(301) 953-7480  
(410) 792-0075

### TRUSTEES' SALE

Case No. CAEF 16-35932

Of Valuable Unimproved Real Estate  
located in Prince George's County, MD  
at

5601 Novella Way, Upper Marlboro, Maryland 20772  
SDAT I.D. NO. 15-1741016

and  
5607 Novella Way, Upper Marlboro, Maryland 20772  
SDAT I.D. NO. 15-1741024

and  
5611 Novella Way, Upper Marlboro, Maryland 20772  
SDAT I.D. NO. 15-1741032

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Robin Holmes and Reginald A. Cassidy to S. Lynne Pulford and Jacqueline F. Reams, Trustees, dated August 6, 2007, recorded among the Land Records of Prince George's County, Maryland, in Liber 29131, at Folio 410, as modified by that certain Order entered by the United States Bankruptcy Court For The District Of Maryland on June 15, 2016 in Case No. 15-23538-DK (Chapter 13) and recorded among the said Land Records in Liber 38389, Folio 303, modifying the legal description of the real property granted and conveyed by the Deed Of Trust, docketed for foreclosure in Civil No. CAEF16-35932, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland 20772, on

WEDNESDAY, JANUARY 4, 2017  
AT 11:00 A.M.

all that Property described in the said Deed Of Trust, as modified, as follows:

PART ONE: Being part of Parcel One (1) of that conveyance from Paul Halwick to Willie Lee Smith and Keli R. Smith by deed dated 17 September 2003 and recorded July 12, 2004 in Book 19912 Page 534 of the Land Records of Prince Georges County Maryland and described as follows:

POINT OF BEGINNING being the same point of beginning as PARCEL ONE (1) of that conveyance from Paul Halwick to Willie Lee Smith and Keli R. Smith by deed dated 17 September 2003 and recorded July 12, 2004 in Book 19912 Page 534 of the Land Records of Prince Georges County Maryland, thence, said point being on the northerly side of Pennsylvania Avenue, being Md. Rte. 4, and being 154.54 ft. Northerly from and radial to center line station 201 + 89.54 as shown on Maryland State Roads Commission Plat No. 20303 entitled Maryland route No. 4 and running thence along the northerly Right-of-Way line of said road as shown on said plat;

1) S.66°44'09"W, a distance of 40.60 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S.16°56'45"E., a radial distance of 6,738.19 feet;

2) thence westerly along the arc, through a central angle of 03°37'16", a distance of 425.86 feet; thence leaving said road and running for a line of division through said PARCEL ONE (1) as referenced above;

3) N.19°03'20"W, a distance of 277.39 feet to a point in the southerly outline of the Melwood subdivision whose plat is recorded at Plat Book BB 10 Plat No. 5 of aforesaid county records; thence bounding along said outline;

4) N.66°02'03"E, a distance of 149.57 feet; thence

5) N.65°11'55"E, a distance of 202.22 feet; and

6) N.65°25'17"E, a distance of 100.37 feet to an iron pipe found at the southeast most corner of Lot 1 of said Melwood, then leave same and bound along the outlines of the above mentioned PARCEL ONE (1) and with the westerly outline of Parcel A of Melwood Park which is recorded at Plat Book 89-76 of the plat records of Prince Georges County;

7) S.21°57'00"E, a distance of 319.75 feet to the POINT OF BEGINNING. Containing 136,351.09 square feet or 3.1302 acres, more or less.

PART TWO: Being part of Parcel One (1) of that conveyance from Paul Halwick to Willie Lee Smith and Keli R. Smith by deed dated 17 September 2003 and recorded July 12, 2004 in Book 19912 Page 534 of the Land Records of Prince Georges County Maryland and described as follows

POINT OF BEGINNING being at the end of course 2 described in Part One and on the northerly most Right-of-Way line of said Md. Route 4 as described above and at the beginning of a curve to the left, of which the radius point lies S.20°34'00"E, a radial distance of 6,738.19 feet;

1) thence westerly along the arc, through a central angle of 00°36'58", a distance of 72.47 feet to a point of reverse curve to the right having a radius of 1,933.48 feet and a central angle of 05°18'25";

2) thence westerly along the arc, a distance of 179.08 feet; thence leaving said road and running for a line that is the easterly boundary of Parcel Two of above mentioned conveyance (to Willie Lee Smith and Keli R. Smith by deed dated 17 September 2003 and recorded July 12, 2004 in Book 19912 Page 534 of the Land Records of Prince Georges County Maryland);

3) N.18°30'06"W, a distance of 256.67 feet to a point in the southerly outline of the Melwood subdivision whose plat is recorded at Plat Book BB 10 Plat No. 5 of aforesaid Plat Records; thence bounding along said outline

4) N.66°02'03"E, a distance of 249.87 feet; thence leaving same and bounding along line 3 of Part One

5) S.19°03'20"E, a distance of 277.39 feet to the POINT OF BEGINNING. Containing 67,302.10 square feet or 1.5450 acres, more or less.

PART THREE: Being all of Parcels Two (2) and (3) of that conveyance from Paul Halwick to Willie Lee Smith and Keli R. Smith by deed dated 17 September 2003 and recorded July 12, 2004 in Book 19912 Page 534 of the Land Records of Prince Georges County Maryland and described as follows

POINT OF BEGINNING at the end of course 2 described in Part Two and on the northerly most Right-of-Way line of said Md. Route 4 as described above and at the beginning of a curve to the right, of which the radius point lies N.15°52'33"W, a radial distance of 1,933.48 feet;

1) Thence with the northerly most Right-of-Way line of said Md. Route 4 as described above, westerly along the arc, through a central angle of 05°55'06", a distance of 199.72 feet; thence leaving said road and running for a line that is the westerly boundary of Parcel Three of above mentioned conveyance to Willie Lee Smith and Keli R. Smith by deed dated 17 September 2003 and recorded July 12, 2004 in Book 19912 Page 534 of the Land Records of Prince Georges County Maryland;

2) N.18°29'43"W, a distance of 217.50 feet to a pipe found in the southerly outline of the Melwood subdivision whose plat is recorded at Plat Book BB 10 Plat No. 5 of aforesaid Plat Records; thence bounding along said outline and along the northerly boundary of Parcels Two and Three;

3) N.65°49'26"E, a distance of 199.64 feet; thence in a reverse direction with above describe line 3 of PART TWO described above;

4) S.18°30'06"E, a distance of 256.67 feet to the POINT OF BEGINNING. Containing 47,445.55 square feet or 1.0892 acres, more or less.

The Property will be sold in "AS-IS" condition, subject to all conditions, restrictions, easements, covenants, rights-of-way and agreements of record affecting the Property, and subject to whatever an accurate survey or inspection of the Property would disclose, without any express or implied warranty of any kind.

A deposit of \$11,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 3.50% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall

## LEGALS

be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser.

The Property is sold subject to the right of any persons in possession of all or any part of the Property under recorded or unrecorded leases or rights of occupancy, if any. Purchaser shall be responsible for obtaining possession of the Property.

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

The Trustees are not liable, individually or otherwise, for any reason. If title to the Property is not or cannot be transferred consistent with the terms hereof for any reason, the Trustees' liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustees at law or in equity.

Martin L. Goozman and  
Jeffrey W. Bernstein  
Substitute Trustees

124950 (12-15,12-22,12-29)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2807 JAMESTOWN ROAD  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Joan E. Vogelsson, dated March 1, 2007 and recorded in Liber 36180, Folio 276 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$242,212.45, and an original interest rate of 2.180%, 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 **JANUARY 3, 2017 AT 11:00 A.M.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

124930 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ALPHONSO SLATER

25 Thurston Drive  
Upper Marlboro, MD 20774  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-24848

Notice is hereby given this 7th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 25 Thurston Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124970 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ALVIN TYRONE BUTLER, SR.

5727 Regency Lane  
District Heights, MD 20747  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-07686

Notice is hereby given this 7th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5727 Regency Lane, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$222,600.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124972 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LATASHA M. SAMS

14308 Colonel Claggett Court  
Unit # 316  
Upper Marlboro, MD 20772  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-24952

Notice is hereby given this 7th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14308 Colonel Claggett Court, Unit # 316, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$108,750.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124967 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MONICA J. SMITH

1810 Clark Place  
Capitol Heights, MD 20743  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-23382

Notice is hereby given this 7th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1810 Clark Place, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$147,900.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124968 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHERYL M. GRAHAM

7990 Riggs Road  
Adelphi, MD 20783  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-25557

Notice is hereby given this 7th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7990 Riggs Road, Adelphi, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$76,500.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124971 (12-15,12-22,12-29)

## NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PERNELL BENJAMIN

2107 Vermont Avenue  
Hyattsville, MD 20785  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-25272

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2107 Vermont Avenue, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$143,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124846 (12-8,12-15,12-22)

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

809 ELFIN AVE.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 4, 2008 and recorded in Liber 29931, Folio 89 among the Land Records of Prince George's County, MD, with an original principal balance of \$239,032.00 and a current 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 County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2017 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 165864-1)

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

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

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

124951 (12-15,12-22,12-29)

**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**

**3373 CHESTER GROVE RD., UNIT C  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 20, 2005 and recorded in Liber 23728, Folio 488 among the Land Records of Prince George's County, MD, with an original principal balance of \$126,000.00 and a current interest rate of 3.125%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:30 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit C in Building 1 in The Westphalia Woods 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 196764-1)

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

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

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

125026 (12-22,12-29,1-5)

**LEGALS**

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

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

**5901 CHRIS MAR AVE.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 16, 2004 and recorded in Liber 21240, Folio 696 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:31 AM**

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 112816-1)

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

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

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

125027 (12-22,12-29,1-5)

**LEGALS**

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

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

**9208 SANDY CREEK RD.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2010 and recorded in Liber 32047, Folio 585 among the Land Records of Prince George's County, MD, with an original principal balance of \$246,678.00 and a current interest rate of 4.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:32 AM**

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 170637-1)

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

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

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

125028 (12-22,12-29,1-5)



**LEGALS**

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

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

**5012 MANOR CT.  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated March 27, 2007 and recorded in Liber 27647, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00 and a current interest rate of 5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:33 AM**

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

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

Terms of Sale: A deposit of \$38,000 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 202461-1)

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

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

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

125029 (12-22,12-29,1-5)

**LEGALS**

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

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

**3405 WOODRIDGE CT.  
I/R/T/A 3405 WOODBRIDGE CT.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated July 29, 2010 and recorded in Liber 31949, Folio 423 among the Land Records of Prince George's County, MD, with an original principal balance of \$207,209.00 and a current interest rate of 5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JANUARY 10, 2017 AT 11:34 AM**

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. (Matter No. 176329-1)

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

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

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

125030 (12-22,12-29,1-5)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JACQUELINE KAYE THOMAS

5806 Longfellow Street  
Riverdale, MD 20737

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-10414**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5806 Longfellow Street, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$141,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124839 (12-8,12-15,12-22)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

GIRARD BOULWARE

2414 Colebrooke Drive  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-24819**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2414 Colebrooke Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$162,541.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124842 (12-8,12-15,12-22)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LISA S. ELPHAGE AKA  
LISA S. ELPHAGE-BRISTOL  
WAYNE C. BRISTOL

1404 Dixie Bowie Way  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-24924**

Notice is hereby given this 29th day of November, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1404 Dixie Bowie Way, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of December, 2016, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of December, 2016.

The report states the purchase price at the Foreclosure sale to be \$285,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124840 (12-8,12-15,12-22)

**NOTICE**

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

vs.

Gerald Innocent and  
Nathalie Mondestr-Innocent

Defendants

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

**CIVIL NO. CAEF 14-24322**

ORDERED, this 28th day of November, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 607 Cover Lane, Accokeek, Maryland 20607 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 28th day of December, 2016 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 28th day of December, 2016, next.

The report states the amount of sale to be \$301,571.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
124885 (12-8,12-15,12-22)

**LEGALS**

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

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

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

**6817 STORCH COURT  
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Derek A Mccoy and Cathy M Mccoy, dated February 7, 2008, and recorded in Liber 29403 at folio 368 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

**JANUARY 10, 2017  
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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27051)

**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

125040 (12-22,12-29,1-5)

**LEGALS**

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

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

**8742 BRAE BROOKE DRIVE EAST  
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Brenda A Glover, dated April 3, 2007, and recorded in Liber 27791 at folio 016 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JANUARY 10, 2017  
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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37622)

**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

125043 (12-22,12-29,1-5)

**LEGALS**

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

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

**4707 BERWYN ROAD  
COLLEGE PARK, MARYLAND 20740**

By virtue of the power and authority contained in a Deed of Trust from Patrick T Hyousse, dated May 23, 2012, and recorded in Liber 33702 at folio 396 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

**JANUARY 10, 2017  
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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-612633)

**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

125041 (12-22,12-29,1-5)

**LEGALS**

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

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

**6711 CENTRAL AVENUE  
CAPITAL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Estate Of Mahari Haile aka Mahari M Haile and Sennia Haile aka Sennia K Haile, dated September 24, 2004, and recorded in Liber 21627 at folio 234 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

**JANUARY 10, 2017  
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 \$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 twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614874)

**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

125044 (12-22,12-29,1-5)

**LEGALS**

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

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

**5628 FISHERMENS COURT  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Estate of Guillermo Picarriello, dated September 9, 2014, and recorded in Liber 36353 at folio 229 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

**JANUARY 10, 2017  
AT 9:04 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-617560)

**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

125042 (12-22,12-29,1-5)

**LEGALS**

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

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

**7936 GRANT DRIVE  
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Addo S Davies and Roseline S Davies, dated September 29, 2006, and recorded in Liber 26149 at folio 340 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

**JANUARY 10, 2017  
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 \$5,000.00 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 twenty (20) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-08967)

**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

125045 (12-22,12-29,1-5)

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**LEGALS**

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312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

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

**8410 AUTUMN WAY  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Estate of Kenneth V O'Sullivan, Jr. aka Kenneth V O'Sullivan and Jane E O'Sullivan, dated July 20, 2009, and recorded in Liber 30887 at folio 246 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

**JANUARY 10, 2017  
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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [14-603687](#))

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

125046 (12-22,12-29,1-5)

**LEGALS**

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

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

**1311 KAREN BOULEVARD UNIT 401  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Janice A. Mercer, dated May 31, 2007, and recorded in Liber 28349 at folio 049 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

**JANUARY 10, 2017  
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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [14-605827](#))

**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

125047 (12-22,12-29,1-5)

**LEGALS**

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

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

**10202 DUKE OF WELLINGTON COURT  
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Pamela M. Savoy and Edward Savoy Jr. aka Edward R. Savoy Jr., dated September 12, 2003, and recorded in Liber 18319 at folio 484 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

**JANUARY 10, 2017  
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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [15-614871](#))

**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

125048 (12-22,12-29,1-5)

**LEGALS**

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

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

**10908 FLINTLOCK LANE  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Edward B. Mills, dated September 8, 2006, and recorded in Liber 26842 at folio 279 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

**JANUARY 10, 2017  
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 \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-19225](#))

**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

125049 (12-22,12-29,1-5)

**LEGALS**

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

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

**14634 LONDON LANE  
BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from Estate of Lee Parzow, dated October 19, 2007, and recorded in Liber 29102 at folio 634 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

**JANUARY 10, 2017  
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 \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-39873](#))

**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

125050 (12-22,12-29,1-5)

**LEGALS**

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

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

**1415 COLONY ROAD  
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Joan H. Johnson, dated July 8, 2008, and recorded in Liber 31743 at folio 396 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

**JANUARY 10, 2017  
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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [14-602774](#))

**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

125051 (12-22,12-29,1-5)

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Laurel, Maryland 20707  
301-490-3361

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

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

**5211 NEWTON STREET 103  
BLADENSBURG, MARYLAND 20710**

By virtue of the power and authority contained in a Deed of Trust from Yvette Strickland, dated May 19, 2006, and recorded in Liber 25270 at folio 584 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

**JANUARY 10, 2017  
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 \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42861)

**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

125052 (12-22,12-29,1-5)

**LEGALS**

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

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

**6601 KENILWORTH AVENUE  
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from Renick E Myers Jr, dated August 23, 2006, and recorded in Liber 26051 at folio 60 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

**JANUARY 10, 2017  
AT 9:17 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 \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-48978)

**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

125055 (12-22,12-29,1-5)

**LEGALS**

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

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

**408 CEDAR ROAD  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Keith Buckmon and Twyla Molina Buckmon, dated September 20, 2005, and recorded in Liber 23466 at folio 015 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

**JANUARY 10, 2017  
AT 9:15 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 \$43,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2010-07063)

**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

125053 (12-22,12-29,1-5)

**LEGALS**

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

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

**12102 CRESTWOOD AVENUE SOUTH  
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Clifford Williams Sr. and Antonia M Williams, dated August 30, 2004, and recorded in Liber 20468 at folio 619 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

**JANUARY 10, 2017  
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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.85% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-607899)

**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

125056 (12-22,12-29,1-5)

**LEGALS**

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

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

**4813 RAVENSWOOD ROAD  
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from Barbara A. Thomas and Estate of Wilbert J. Thomas Jr., dated July 31, 2003, and recorded in Liber 18033 at folio 111 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

**JANUARY 10, 2017  
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 \$7,000.00 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 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600698)

**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

125054 (12-22,12-29,1-5)

**LEGALS**

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

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

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

**9407 MYRTLE AVENUE  
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Helene Akonji, dated November 1, 2005, and recorded in Liber 23445 at folio 664 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

**JANUARY 10, 2017  
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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-610053)

**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

125057 (12-22,12-29,1-5)

# The Prince George's Post

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**LEGALS**

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

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

9601 MAZZONI AVENUE  
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Mario Alfred Newman and Sharon Lynn Newman, dated August 23, 2007, and recorded in Liber 29150 at folio 332 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 10, 2017  
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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-616967)

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

125058 (12-22,12-29,1-5)

**LEGALS**

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

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

15768 PILLER LANE  
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Elijah Lim and Kyecheong Kim, dated October 7, 2005, and recorded in Liber 23789 at folio 608 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

JANUARY 10, 2017  
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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600048)

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

125059 (12-22,12-29,1-5)

**LEGALS**

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

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

7714 HANOVER PARKWAY APT 113  
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Diane L. Grady and Estate of Timothy M. Grady, dated August 18, 2005, and recorded in Liber 23572 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 10, 2017  
AT 9:21 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 \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.45% 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 # 16-601998)

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

125060 (12-22,12-29,1-5)

**LEGALS**

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

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

15730 ENSLEIGH LANE  
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Edward A Meyers, dated February 28, 2007, and recorded in Liber 27332 at folio 173 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

JANUARY 10, 2017  
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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-601844)

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

125061 (12-22,12-29,1-5)

**LEGALS**

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

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

10902 ELON DRIVE  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Oladipo O Ogunrinde and Adetoro A Ogunrinde, dated January 10, 2007, and recorded in Liber 27056 at folio 223 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

JANUARY 10, 2017  
AT 9:23 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 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-603070)

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

125077 (12-22,12-29,1-5)

**LEGALS**

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

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

2009 OWENS ROAD  
OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Estate of Esther Koroma, dated October 16, 2006, and recorded in Liber 29486 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

JANUARY 10, 2017  
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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-26142)

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

125078 (12-22,12-29,1-5)

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## LEGALS

### ORDER OF PUBLICATION

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>st</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

CLARENCE E CARSON

SERVE:  
2503 FAIRLAWN ST  
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:)

2503 FAIRLAWN ST  
TEMPLE HILLS, MD 20748

And

Unknown Owner of the property 2503 FAIRLAWN ST described as follows: Property Tax ID 06-0450932 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 16-42482**

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

8,807.0000 Sq.Ft. & Imps. Hillcrest Heights Lot 13 Blk H, Assmt \$348,034 Lib 37470 Fl 539 and assessed to CLARENCE E CARSON and DESPINA CARSON, also known as 2503 FAIRLAWN ST, TEMPLE HILLS, MD 20748, Tax Account No. 06-0450932 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
124995 (12-22,12-29,1-5)

### ORDER OF PUBLICATION

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>st</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

RODNEY R ADAMS, JR

SERVE:  
10802 KENCREST DRIVE  
BOWIE, MD 20721

SERVE:  
1809 PEACHTREE LN  
BOWIE, MD 20721

AND

WAI KIN LEE  
PRIOR OWNER

AND

MELVIN HUDSON  
PRIOR OWNER

AND

CHERYL HUDSON  
PRIOR OWNER

AND

CITIBANK, NA  
F/K/A CITICORP SAVINGS OF WASHINGTON D.C.

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

AND

WAYNE F. PETERSON, TRUSTEE

AND

SHERRY L. YOUNG, TRUSTEE

AND

TALL OAKS CROSSING HOMEOWNERS' ASSOCIATION, INC.

SERVE ON:  
DAVID BADER,  
RESIDENT AGENT  
SUITE 210  
14435 CHERRY LANE CT  
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:)

1809 PEACHTREE LN  
BOWIE, MD 20721

And

Unknown Owner of the property 1809 PEACHTREE LN described as follows: Property Tax ID 07-0748335 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 16-42487**

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

12,845.0000 Sq.Ft. & Imps. Tall Oaks Crossing Lot 21 Blk X, Assmt \$348,034 Lib 37470 Fl 539 and assessed to RODNEY R ADAMS, JR, also known as 1809 PEACHTREE LN, BOWIE, MD 20721, Tax Account No. 07-0748335 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125000 (12-22,12-29,1-5)

### ORDER OF PUBLICATION

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>st</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

vs.

HENRY BUTLER

SERVE:  
8219 FRANK TIPPETT RD  
CHELTENHAM, MD 20623

SERVE:  
9919 FRANK TIPPETT RD  
CHELTENHAM, MD 20623

AND

BETTY BUTLER

SERVE:  
8219 FRANK TIPPETT RD  
CHELTENHAM, MD 20623

SERVE:  
9919 FRANK TIPPETT RD  
CHELTENHAM, MD 20623

AND

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

9919 FRANK TIPPETT RD  
CHELTENHAM, MD 20623

And

Unknown Owner of the property 9919 FRANK TIPPETT RD described as follows: Property Tax ID 11-1140078 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, as-

signs, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

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

Defendants

**In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 16-42483**

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

Dual Use, 10.1900 Acres & Imps., Assmt \$421,000 Lib 30258 Fl 446 and assessed to CLARENCE BUTLER and CLARA SMITH, also known as 9919 FRANK TIPPETT RD, CHELTENHAM, MD 20623, Tax Account No. 11-1140078 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
124996 (12-22,12-29,1-5)

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## LEGALS

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

EMMA EY  
LOUIS EY

Defendant(s)

**In the Circuit Court for Prince George's County,  
Civil Case No. CAEF 16-25008**

NOTICE is hereby given this 15th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 29,216.86. The property sold herein is One 217,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125090 (12-22,12-29,1-5)

## LEGALS

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

SUZANNE H. HINCHEY

Defendant(s)

**In the Circuit Court for Prince George's County,  
Civil Case No. CAEF 16-24873**

NOTICE is hereby given this 15th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 4,767.59. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125093 (12-22,12-29,1-5)

## LEGALS

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

FREDRICK A. SKAGGS  
WALLEAH B. SKAGGS

Defendant(s)

**In the Circuit Court for Prince George's County,  
Civil Case No. CAEF 16-24876**

NOTICE is hereby given this 15th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$131,269.70. The property sold herein is One 1,603,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125091 (12-22,12-29,1-5)

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

VIDA M. JOHNSON

Defendant(s)

**In the Circuit Court for Prince George's County,  
Civil Case No. CAEF 16-24874**

NOTICE is hereby given this 15th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 98,871.17. The property sold herein is One 733,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125092 (12-22,12-29,1-5)

## LEGALS

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

LINDA BROWN  
STEPHEN BROWN

Defendant(s)

**In the Circuit Court for Prince George's County,  
Civil Case No. CAEF 16-25007**

NOTICE is hereby given this 15th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 38,064.95. The property sold herein is One 350,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125095 (12-22,12-29,1-5)

**LEGALS**

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

O. WENDELL FLOWERS  
TRUSTEE OF THE O. WENDELL  
FLOWERS REVOCABLE TRUST

SERVE:  
10102 GREEN FOREST DR  
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:)

10102 GREEN FOREST DR  
HYATTSVILLE, MD 20783

And

Unknown Owner of the property 10102 GREEN FOREST DR described as follows: Property Tax ID 21-2367175 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.

10102 GREEN FOREST DR described as follows: Property Tax ID 21-2367175 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 16-42484**

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

12,549,000 Sq.Ft. & Imps. Hillendale Forest Lot 8 Blk J, Assmt \$250,800 Lib 32610 Fl 496 and assessed to O WENDELL FLOWERS, also known as 10102 GREEN FOREST DR, HYATTSVILLE, MD 20783, Tax Account No. 21-2367175 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
124997 (12-22,12-29,1-5)

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

LEWIS BOYD

SERVE:  
6609 ST BARNABAS RD  
OXON HILL, MD 20745

AND

CHARLOTTE E BOYD

SERVE:  
6609 ST BARNABAS RD  
OXON HILL, MD 20745

AND

SUNTRUST BANK  
F/K/A CITIZENS BANK AND TRUST COMPANY OF MARYLAND  
F/K/A THE BANK OF BRANDY-WINE

SERVE ON:  
CSC LAWYERS INCORPORATING SERVICE COMPANY  
RESIDENT AGENT  
7 ST. PAUL STREET, SUITE 820  
BALTIMORE, MD 21202

AND

BANK OF AMERICA, NA  
F/K/A LASALLE BANK, NA

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:)

6609 ST BARNABAS RD  
OXON HILL, MD 20745

And

Unknown Owner of the property 6609 ST BARNABAS RD described as follows: Property Tax ID 12-1335272 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 16-42489**

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

9,637,000 Sq.Ft. & Imps. Livingston Oaks Lot 103 Blk A, Assmt \$192,600 Lib 05045 Fl 246 and assessed to LEWIS BOYD and CHARLOTTE E BOYD, also known as 6609 ST BARNABAS RD, OXON HILL, MD 20745, Tax Account No. 12-1335272 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125063 (12-22,12-29,1-5)

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

MICHAEL HINES

SERVE:  
5507 JOAN LN  
TEMPLE HILLS, MD 20748

AND

BRIAN HINES

SERVE:  
5507 JOAN LN  
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:)

5507 JOAN LN  
TEMPLE HILLS, MD 20748

And

Unknown Owner of the property 5507 JOAN LN described as follows: Property Tax ID 12-1260405 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 16-42485**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

**LEGALS**

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

JEANNE M ELLIS

SERVE:  
910 LINWOOD ST  
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:)

910 LINWOOD ST  
HYATTSVILLE, MD 20783

And

Unknown Owner of the property 910 LINWOOD ST described as follows: Property Tax ID 17-1922095 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 16-42486**

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

6,666,000 Sq.Ft. & Imps. Ray Park Estates Lot 3 Blk G, Assmt \$221,700 Lib 37529 Fl 537 and assessed to JEANNE M ELLIS, also known as 910 LINWOOD ST, HYATTSVILLE, MD 20783, Tax Account No. 17-1922095 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
124999 (12-22,12-29,1-5)

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

CAROLYN R BOYKIN

SERVE:  
3312 GRAYVINE LN  
BOWIE, 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:)

3312 GRAYVINE LN  
BOWIE, MD 20721

And

Unknown Owner of the property 3312 GRAYVINE LN described as follows: Property Tax ID 13-1533728 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

**LEGALS**

**In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 16-43148**

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

11,554,000 Sq.Ft. & Imps. Willow Wood Estate Lot 22 Blk E, Assmt \$210,567 Lib 06138 Fl 670 and assessed to EARL R BOYKIN and CAROLYN R BOYKIN, also known as 3312 GRAYVINE LN, BOWIE, MD 20721, Tax Account No. 13-1533728 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125065 (12-22,12-29,1-5)

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

THE ESTATE OF  
CLARENCE LINDSEY

SERVE ON:  
FRANCIS X. BORGERDING, JR.,  
PERSONAL REPRESENTATIVE  
409 WASHINGTON AVENUE,  
SUITE 600  
TOWSON, MD 21204

AND

PAMELA L. QUIGLEY

SERVE:  
9000 GOLDFIELD PL  
CLINTON, MD 20735

AND

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
A/K/A MERS

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

AND

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-HY12, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HY12

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

AND

DIANE S. ROSENBERG, TRUSTEE

SERVE:  
ROSENBERG & ASSOCIATES  
LLC  
4340 EAST WEST HWY STE 600  
BETHESDA, MD 20814

AND

MARK D. MEYER, TRUSTEE

SERVE:  
ROSENBERG & ASSOCIATES  
LLC  
4340 EAST WEST HWY STE 600  
BETHESDA, MD 20814

AND

JOHN A. ANSELL, III, TRUSTEE

SERVE:  
ROSENBERG & ASSOCIATES  
LLC  
7910 WOODMONT AVE, STE 750  
BETHESDA, MD 20814

AND

KENNETH SAVITZ, TRUSTEE

SERVE:  
ROSENBERG & ASSOCIATES  
LLC  
8601 WESTWOOD CENT DR  
STE 255  
VIENNA, VA 22182

AND

CAROLINE FIELDS, TRUSTEE

SERVE:  
ROSENBERG & ASSOCIATES

LLC  
7910 WOODMONT AVE, STE 750  
BETHESDA, MD 20814

AND

JENNIFER ROCHINO, TRUSTEE

SERVE:  
ROSENBERG & ASSOCIATES  
LLC  
7910 WOODMONT AVE, STE 750  
BETHESDA, MD 20814

AND

BANK OF AMERICA, NA

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

AND

CHICAGO TITLE INS CO,  
TRUSTEE

SERVE ON:  
RAYMOND R. QUIRK,  
PRESIDENT  
601 RIVERSIDE AVE  
JACKSONVILLE, FL 32204

AND

LINDA L. ROSE, TRUSTEE

SERVE:  
19 E. FAYETTE ST, SUITE 300  
BALTIMORE, MD 21202

AND

MARY LOU RYCE, TRUSTEE

SERVE:  
19 E. FAYETTE ST, SUITE 300  
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:)

9000 GOLDFIELD PL  
CLINTON, MD 20735

And

Unknown Owner of the property 9000 GOLDFIELD PL described as follows: Property Tax ID 09-0952127 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 16-43147**

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

12,193,000 Sq.Ft. & Imps. Bunbury Hills Lot 19 Blk D, Assmt \$239,900 Lib 30664 Fl 357 and assessed to CLARENCE LINDSEY and PAMELA L. QUIGLEY, also known as 9000 GOLDFIELD PL, CLINTON, MD 20735, Tax Account No. 09-0952127 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125064 (12-22,12-29,1-5)

**To Subscribe**  
**Call**  
**The Prince**  
**George's**  
**Post at**  
**301-627-0900**</

## LEGALS

### ORDER OF PUBLICATION

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

CHARLES D NELSON

SERVE:  
7204 DEN MEADE AVE  
FORT WASHINGTON, MD 20744

SERVE:  
7521 GREER DR  
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:)

7521 GREER DR  
FORT WASHINGTON, MD 20744

And

Unknown Owner of the property 7521 GREER DR described as follows: Property Tax ID 12-1297753 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 16-43149**

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

12,930.0000 Sq.Ft. & Imps. Apple Grove Lot 1 Blk K, Assmt \$191,100 Lib 04730 Fl 167 and assessed to CHARLES D NELSON and ORINDA R NELSON, also known as 7521 GREER DR, FORT WASHINGTON, MD 20744, Tax Account No. 12-1297753 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125066 (12-22,12-29,1-5)

### NOTICE

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

Substitute Trustees

vs.

GARY NEAL  
DENISE NEAL  
1615 Thomas Road  
Fort Washington, MD 20744-4130

Defendant(s)

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

**Civil Action No. CAEF 15-35716**

Notice is hereby given this 12th day of December, 2016, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1615 Thomas Road Fort Washington, MD 20744-4130, 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 12th day of January, 2017, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of January, 2017, next.

The Report of Sale states the amount of the sale to be Two Hundred Thirty One Thousand One Hundred Thirty Eight Dollars (\$231,138.00).

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125083 (12-22,12-29,1-5)

### ORDER OF PUBLICATION

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

DEBORAH H. CHAMBERS

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 16-43143**

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

7,811.0000 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, also known as 1211 BURKETON RD, HYATTSVILLE, MD 20783, Tax Account No. 17-1970466 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125068 (12-22,12-29,1-5)

### ORDER OF PUBLICATION

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

CHARLES D NELSON

SERVE:  
7204 DEN MEADE AVE  
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:)

7204 DEN MEADE AVE  
FORT WASHINGTON, MD 20744

And

Unknown Owner of the property 7204 DEN MEADE AVE described as follows: Property Tax ID 12-1297761 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 16-43144**

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

29,701.0000 Sq.Ft. & Imps. Rosedale Estates Lot 25 Blk T, Assmt \$156,200 Lib 03782 Fl 963 and assessed to CHARLES D NELSON and ORINDA R NELSON, also known as 7204 DEN MEADE AVE, FORT WASHINGTON, MD 20744, Tax Account No. 12-1297761 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125069 (12-22,12-29,1-5)

## LEGALS

### ORDER OF PUBLICATION

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

IAN FAIRMAN

SERVE:  
2811 FARRIS LN  
BOWIE, MD 20715

AND

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

2811 FARRIS LN  
BOWIE, MD 20715

And

Unknown Owner of the property 2811 FARRIS LN described as follows: Property Tax ID 07-0708438 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 16-43146**

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

18,263.0000 Sq.Ft. & Imps. Foxhill At Belair Lot 23 Blk 115, Assmt \$284,500 Lib 31517 Fl 489 and assessed to MIYOKO FAIRMAN and IAN FAIRMAN, also known as 2811 FARRIS LN, BOWIE, MD 20715, Tax Account No. 07-0708438 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125071 (12-22,12-29,1-5)

### ORDER OF PUBLICATION

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

THE ESTATE OF  
ELLIS LEON MACE

SERVE ON:  
PERSONAL REPRESENTATIVE  
15941 LIVINGSTON RD  
ACCOKEEK, MD 20607

AND

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

15941 LIVINGSTON RD  
ACCOKEEK, MD 20607

And

Unknown Owner of the property 15941 LIVINGSTON RD described as follows: Property Tax ID 05-0295923 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 16-43150**

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

2.0000 Acres & Imps. Map 151 Grid C4 Par 024, Assmt \$187,900 Lib 04446 Fl 940 and assessed to ELLIS L MACE, also known as 15941 LIVINGSTON RD, ACCOKEEK, MD 20607, Tax Account No. 05-0295923 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125072 (12-22,12-29,1-5)

## LEGALS

LAURA H.G. O'SULLIVAN,  
TRUSTEE

SERVE:  
MCCABE, WEISBERG &  
CONWAY, LLC  
312 MARSHALL AVE, STE. 800  
LAUREL, MD 20707

AND

ERIN M. BRADY, TRUSTEE

SERVE:  
MCCABE, WEISBERG &  
CONWAY, LLC  
312 MARSHALL AVE, STE. 800  
LAUREL, MD 20707

AND

DIANA C. THEOLOGOU,  
TRUSTEE

SERVE:  
MCCABE, WEISBERG &  
CONWAY, LLC  
312 MARSHALL AVE, STE. 800  
LAUREL, MD 20707

AND

LAURA L. LATTA, TRUSTEE

SERVE:  
MCCABE, WEISBERG &  
CONWAY, LLC  
312 MARSHALL AVE, STE. 800  
LAUREL, MD 20707

AND

JONATHAN ELEFANT, TRUSTEE

SERVE:  
MCCABE, WEISBERG &  
CONWAY, LLC  
312 MARSHALL AVE, STE. 800  
LAUREL, MD 20707

AND

LAURA T. CURRY, TRUSTEE

SERVE:  
MCCABE, WEISBERG &  
CONWAY, LLC  
312 MARSHALL AVE, STE. 800  
LAUREL, MD 20707

AND

CHASITY BROWN, TRUSTEE

SERVE:  
MCCABE, WEISBERG &  
CONWAY, LLC  
312 MARSHALL AVE, STE. 800  
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:)

5406 RIVERDALE RD  
RIVERDALE, MD 20737

And

Unknown Owner of the property 5406 RIVERDALE RD described as follows: Property Tax ID 19-2140291 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 16-43152**

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

7,021.0000 Sq.Ft. & Imps. Gretta Addn To Ri Lot 14 Blk 2, Assmt \$182,900 Lib 11453 Fl 417 and assessed to DAPHNE M JACKSON and COURTNEY D.P. ROSS, also known as 5406 RIVERDALE RD, RIVERDALE, MD 20737, Tax Account No. 19-2140291 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125074 (12-22,12-29,1-5)

## LEGALS

### NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Patrick T. Montgomery

AND

Barbara S. Montgomery

3905 Carvel Lane  
Bowie, MD 20715

Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-38381**

Notice is hereby given this 12th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2017, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$218,170.28. The property sold herein is

**LEGALS**

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

THE ESTATE OF  
JOSEPH W STEELE

SERVE ON:  
PERSONAL REPRESENTATIVE  
5432 ODELL RD  
BELTSVILLE, MD 20705

AND

US BANK, NA

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

AND

JOHN E. DRISCOLL, III, TRUSTEE

SERVE:  
SAMUEL I. WHITE, PC  
611 ROCKVILLE PIKE, STE 100  
ROCKVILLE, MD 20852

AND

KIMBERLY LANE, TRUSTEE

SERVE:  
SAMUEL I. WHITE, PC  
611 ROCKVILLE PIKE, STE 100  
ROCKVILLE, MD 20852

AND

LAURA D. HARRIS, TRUSTEE

SERVE:  
SAMUEL I. WHITE, PC  
611 ROCKVILLE PIKE, STE 100  
ROCKVILLE, MD 20852

AND

E. EDWARD FARNSWORTH, JR., TRUSTEE

SERVE:  
SAMUEL I. WHITE, PC  
611 ROCKVILLE PIKE, STE 100  
ROCKVILLE, MD 20852

AND

ARNOLD HILLMAN, TRUSTEE

SERVE:  
SAMUEL I. WHITE, PC  
611 ROCKVILLE PIKE, STE 100  
ROCKVILLE, MD 20852

AND

DEENA L. REYNOLDS, TRUSTEE

SERVE:  
SAMUEL I. WHITE, PC  
611 ROCKVILLE PIKE, STE 100  
ROCKVILLE, MD 20852

AND

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

5432 ODELL RD  
BELTSVILLE, MD 20705

And

Unknown Owner of the property 5432 ODELL RD described as follows: Property Tax ID 01-0060020 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 16-43151**

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

22,879.0000 Sq.Ft. & Imps. Harry Ross Propert Lot 18, Assmt \$181,700 Lib 13769 FI 739 and assessed to JOSEPH W STEELE, also known as 5432 ODELL RD, BELTSVILLE, MD 20705, Tax Account No. 01-0060020 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125073 (12-22,12-29,1-5)

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

RICHARD SURLES

SERVE:  
656 AUDREY LN  
OXON HILL, MD 20745

AND

MARY L SURLES

SERVE:  
656 AUDREY LN  
OXON HILL, MD 20745

AND

WASHINGTON HOME  
REMODELER

AND

BERNADINE WEAN, TRUSTEE

AND

ROSEMARY A. HENRY, 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:)

656 AUDREY LN  
OXON HILL, MD 20745

And

Unknown Owner of the property 656 AUDREY LN described as follows: Property Tax ID 12-1355247 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 16-43142**

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

2,002.0000 Sq.Ft. & Imps. Glassmanor Lot 32 Bk D, Assmt \$135,000 Lib 03958 FI 800 and assessed to RICHARD SURLES and MARY L SURLES, also known as 656 AUDREY LN, OXON HILL, MD 20745, Tax Account No. 12-1355247 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125067 (12-22,12-29,1-5)

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

**LEGALS**

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

DWIGHT CAVE

SERVE:  
15783 EASTHAVEN CT,  
UNIT 305  
BOWIE, MD 20716

AND

COUNCIL OF UNIT OWNERS OF THE VISTAS AT BOWIE NEW TOWN CENTER CONDOMINIUM A/K/A THE VISTAS AT BOWIE NEW TOWN CENTER CONDOMINIUM, INC.

SERVE ON:  
AMERICAN COMMUNITY MANAGEMENT, RESIDENT AGENT  
7484 CANDLEWOOD RD, SUITE H  
HANOVER, MD 21076

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

15783 EASTHAVEN CT, UNIT 305  
BOWIE, MD 20716

And

Unknown Owner of the property 15783 EASTHAVEN CT, UNIT 305 described as follows: Property Tax ID 07-0787481 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

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 16-43145**

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

1,927.0000 Sq.Ft. & Imps. The Vistas at Bowi, Assmt \$128,000 Lib 34922 FI 243 and assessed to DWIGHT CAVE, 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 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125070 (12-22,12-29,1-5)

**NOTICE**

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

Plaintiffs

vs.

Latoya Powell

Defendant

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

**CIVIL NO. CAEF 15-08724**

**ORDERED**, this 12th day of December, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3332 Huntley Square Drive #T-1, 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 12th day of January, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of January, 2017, next.

The report states the amount of sale to be \$43,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

125085 (12-22,12-29,1-5)

**ORDER OF PUBLICATION**

2013 MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

MARY L HUGHES

SERVE:  
8805 OXON HILL RD  
FORT WASHINGTON, MD 20744

AND

CITIFINANCIAL SERVICING, LLC

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:)

8805 OXON HILL RD  
FORT WASHINGTON, MD 20744

And

Unknown Owner of the property 8805 OXON HILL RD described as follows: Property Tax ID 12-1262609 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 16-43153**

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

15,523.0000 Sq.Ft. & Imps. Map 113 Grid E2 Par 090, Assmt \$147,700 Lib 08443 FI 136 and assessed to MILDRED L HUGHES and MARY L HUGHES, also known as 8805 OXON HILL RD, FORT WASHINGTON, MD 20744, Tax Account No. 12-1262609 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2016, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2017, warning all persons interested in the property to appear in this Court by the 14th day of February, 2017 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  
125075 (12-22,12-29,1-5)

**NOTICE**

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

Plaintiffs

vs.

Gary Lee Pinkerton and  
Cheryl Pinkerton

Defendants

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

**CIVIL NO. CAEF 16-25693**

**ORDERED**, this 12th day of December, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15629 Gillmore Greens Ct, Brandywine, Maryland 20613 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2017 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of January, 2017, next.

The report states the amount of sale to be \$288,291.50.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

125086 (12-22,12-29,1-5)

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

vs.

Latoya S. Hinnant,  
a/k/a Latoya Na'ate Spells

AND

Bobby R. Hinnant

724 Bleak Hill Place  
Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-10351**

Notice is hereby given this 15th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of January, 2017, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 17th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$460,000.00. The property sold herein is known as 724 Bleak Hill Place, Upper Marlboro, MD 20774.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125098 (12-22,12-29,1-5)

**NOTICE**

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

Plaintiffs

vs.

Elise L. Hackey

Defendant

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

**CIVIL NO. CAEF 16-00051**

**ORDERED**, this 8th day of December, 2016 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13208 Sweet Ginger Court, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017 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 9th day of January, 2017, next.

The report states the amount of sale to be \$257,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

124993 (12-22,12-29,1-5)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

PORTIA L. CRAWFORD

Defendant(s)

7018 Groveton Drive  
Clinton, MD 20735

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-10210**

Notice is hereby given this 12th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7018 Groveton Drive, Clinton, MD 20

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LORRAINE STEVENSON

2005 Upshire Court  
Unit #69  
Bowie, MD 20721

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-25744**

Notice is hereby given this 12th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2005 Upshire Court, Unit #69, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$173,400.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124989 (12-22,12-29,1-5)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

B. EUGENE NEAL

8317 River Park Road  
Bowie, MD 20715

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-01332**

Notice is hereby given this 12th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8317 River Park Road, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$428,310.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124990 (12-22,12-29,1-5)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

DORIS E. CHEATHAM  
VINCENT L. CHEATHAM

5280 West Boniwood Turn  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-00448**

Notice is hereby given this 12th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5280 West Boniwood Turn, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$239,542.50.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124991 (12-22,12-29,1-5)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

IVY C. WATSON

5208 Croten Place  
Riverdale, MD 20737

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-25385**

Notice is hereby given this 12th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5208 Croten Place, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$201,586.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124992 (12-22,12-29,1-5)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

BENJAMIN M. GRAY  
LONA D. GRAY  
LATRICIA T. HENDERSON  
MICHAEL A. HENDERSON

2210 Chadwick Street  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-25327**

Notice is hereby given this 13th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2210 Chadwick Street, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$92,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125087 (12-22,12-29,1-5)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

RAZIA MUNIR  
MUNIR ALAM

17204 Will Court  
Accokeek, MD 20607

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 15-25227**

Notice is hereby given this 15th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 17204 Will Court, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 17th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$405,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
125088 (12-22,12-29,1-5)

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**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**1515 COLONY ROAD  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Barbara Ann Brown and Samford Brown, dated January 22, 2007 and recorded in Liber 27343, Folio 667 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,250.00, and an original interest rate of 9.050%, 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 **JANUARY 3, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

124954

(12-15,12-22,12-29)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**12021 BENJAMIN STREET  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Juliette J. Minah-Jones and Benjamin R. Minah, dated February 19, 2008 and recorded in Liber 29623, Folio 192 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$369,750.00, and an original interest rate of 3.450%, 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 **JANUARY 3, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

124955

(12-15,12-22,12-29)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**4616 HOWARD ROAD  
BELTSVILLE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Angelica E. Mena and William A. Mendoza, dated September 28, 2007 and recorded in Liber 29755, Folio 653 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, 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 **JANUARY 3, 2017 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$67,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

124956

(12-15,12-22,12-29)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff  
v.

ANTHONY M. COLLINS  
CEANDREKA COLLINS

Defendant(s)

**In the Circuit Court for Prince George's County, Civil Case No. CAEF 16-24870**

NOTICE is hereby given this 5th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 2,927.51. The property sold herein is 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 situated 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").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124959 (12-15,12-22,12-29)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff  
v.

DEBRA R. FLUCKER  
EDWARD JAMES COIT  
MARY COIT

Defendant(s)

**In the Circuit Court for Prince George's County, Civil Case No. CAEF 16-25011**

NOTICE is hereby given this 6th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 45,550.57. The property sold herein is One 500,000/2,855,944,500 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 situated 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").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124961 (12-15,12-22,12-29)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff  
v.

BARBARA L. MURRAY

Defendant(s)

**In the Circuit Court for Prince George's County, Civil Case No. CAEF 16-25014**

NOTICE is hereby given this 6th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 87,600.47. The property sold herein is One 791,000/2,855,944,500 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 situated 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").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124963 (12-15,12-22,12-29)

**LEGALS**

Benjamin J. Woolery, Esq.  
5303 West Court Drive  
Upper Marlboro, Maryland 20772  
301-627-5222

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SARAH MARIE SHEERIN

Notice is given that Erin P Sheerin of 5815 84th Avenue, New Carrollton, Maryland 20784 was on December 6, 2016 appointed Personal Representative of the estate of Sarah Marie Sheerin (who was a resident of Prince George's County at the same address, i.e., 5815 84th Avenue) who died on August 24, 2016 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of June, 2017.

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

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

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

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

ERIN PATRICIA SHEERIN  
Personal Representative

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

Estate No. 104962  
124964 (12-15,12-22,12-29)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

MARSHA L. PEEKS  
RICHARD PEEKS

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-25800**

Notice is hereby given this 7th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16306 Elkhorn Lane, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$218,530.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124966 (12-15,12-22,12-29)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LYDIA M. JOHNSON  
KENNETH JOHNSON, SR.

Defendant(s)

2609 Overdale Place  
District Heights a/r/t/a  
Forestville, MD 20747

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-27404**

Notice is hereby given this 7th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2609 Overdale Place, District Heights a/r/t/a Forestville, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$327,191.88.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124969 (12-15,12-22,12-29)

**LEGALS**

**NOTICE OF JOINT PUBLIC HEARING**

THE PRINCE GEORGE'S COUNTY COUNCIL  
SITTING AS THE DISTRICT COUNCIL  
AND

THE PRINCE GEORGE'S COUNTY PLANNING BOARD  
OF THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION

2004 GATEWAY ARTS DISTRICT FOR PRINCE GEORGE'S  
COUNTY - D-D-O ZONE - MINOR AMENDMENT (CR-089-2016)

Pursuant to the provisions of Article 28 of the Annotated Code of Maryland and the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council for that part of the Maryland Washington Regional District Council in Prince George's County, will hold a public hearing to receive testimony regarding the proposed amendments to the Adopted Master Plan and Endorsed Sectional (Zoning) Map Amendment (SMA) for Subregion 6.

The master plan area is bounded to the east by the Patuxent River; to the south by the Charles County line; to the west by the Pope's Creek Conrail line, the PEPCO power line right-of-way, Piscataway Creek, Old Alexandria Ferry Road, Branch Avenue, Allentown Road, and the Capital Beltway; to the north by Pennsylvania Avenue, Ritchie Marlboro Road, White House Road, Landover Road, Oak Grove Road, and Leeland Road.

**PUBLIC HEARING DATE/TIME:** Tuesday, February 7, 2017 at 7:00 p.m.  
Doors will open at 6:00 p.m.  
Planning Staff will be available to answer questions.

**PUBLIC HEARING LOCATION:** Council Hearing Room  
First Floor, County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

**PURPOSE OF PUBLIC HEARING:** To give interested persons the opportunity to express their views concerning the proposed minor amendment to the 2004 Gateway Arts District D-D-O Zone (CR-089-2016), which will amend the Table of Permitted Uses for the Gateway Arts Development District to add "Tattoo Parlor" and "Music Recording Studio" as permitted uses within certain specified character areas of the development district.

Please visit <https://princegeorgescountymd.legistar.com/Legislation.aspx> to view Council Resolution CR-089-2016 online.

Persons desiring to speak at the public hearing may register in advance or fill out a registration form available that evening at the hearing site. You may sign-up online at [www.pgplanning.org/Planning\\_Board/Testify\\_at\\_Hearings](http://www.pgplanning.org/Planning_Board/Testify_at_Hearings) or call (301) 952-4584 up until 1:00 p.m. on the day of the hearing. Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. To be accepted into the record, written testimony or comments must be original, signed copies. E-mails or faxes will not be considered, unless followed by an original mailed to the Clerk of the Council at the address indicated below.

Written comments may be submitted through the close of business on Friday, February 10, 2017, when the record of public hearing testimony will close. Submit written comments to: Clerk of the County Council, Room 2198, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

BY ORDER OF THE COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
PRINCE GEORGE'S COUNTY, MARYLAND  
Derrick Leon Davis, Chairman

ATTEST:  
Redis C. Floyd  
Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
By: Patricia Colihan Barney  
Executive Director

ATTEST:  
Joe Zimmerman  
Secretary-Treasurer

125102 (12-22)

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

In The Estate Of:  
ROBIN WILLIAMS HAYNES  
Estate No.: 104872

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by JOSHUA E. ZUKERBERG for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **February 9, 2017 at 9:30 AM.**

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

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

125100 (12-22,12-29)

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

In The Estate Of:  
BARBARA MARIE MILLER  
Estate No.: 104063

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by VANESSA WALLER for judicial probate of the will dated April 24, 2014 and the codicil dated 02/12/15 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **February 1, 2017 at 9:30 AM.**

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

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

125099 (12-22,12-29)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff  
v.

WILLIAM R. BLACK  
LYNNE L. BLACK

Defendant(s)

**In the Circuit Court for Prince George's County, Civil Case No. CAEF 16-24869**

NOTICE is hereby given this 6th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 12,699.90. The property sold herein is One 163,000/2,855,944,500 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 situated 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").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124960 (12-15,12-22,12-29)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff  
v.

ELLEN V. FOXWELL  
RONALD TROY NOKES

Defendant(s)

**In the Circuit Court for Prince George's County, Civil Case No. CAEF 16-25012**

NOTICE is hereby given this 6th day of December, 2016, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of January, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 38,580.27. The property sold herein is One 1,000,500/2,855,944,500 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 situated 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").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124962 (12-15,12-22,12-29)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

VALERIE J. HARRY-BOLENDER  
JAMES L. BOLENDER

1605 Airport Lane  
Accokeek, MD 20607

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-20663**

Notice is hereby given this 7th day of December, 2016 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1605 Airport Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2017, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2017.

The report states the purchase price at the Foreclosure sale to be \$115,200.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
124965 (12-15,12-22,12-29)

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

In The Estate

