

LEGALS		LEGALS		LEGALS	
McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361		BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555		BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555	
SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE		SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON		SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON	
THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.		11808 FAIRGREEN LA. UPPER MARLBORO, MD 20772		9118 WALLACE RD. LANHAM, MD 20706	
10214 EVERLEY TERRACE LANHAM, MARYLAND 20706		Under a power of sale contained in a certain Deed of Trust dated January 26, 2009 and recorded in Liber 30399, Folio 83 among the Land Records of Prince George's County, MD, with an original principal balance of \$377,217.00 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		Under a power of sale contained in a certain Deed of Trust dated October 20, 2008 and recorded in Liber 30510, Folio 375 among the Land Records of Prince George's County, MD, with an original principal balance of \$405,000.00 and a current interest rate of 2.78%, 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	
By virtue of the power and authority contained in a Deed of Trust from Charles Muhammad and Tiesha M. Henson, dated September 24, 2012, and recorded in Liber 34099 at folio 420 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 9, 2018 AT 11:17 AM		JANUARY 9, 2018 AT 11:18 AM	
ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.		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.		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 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.		The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.		The property, 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.	
Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$500.00 in each and every year.		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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 159968-1)		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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 315086-1)	
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		PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES		PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES	
128920 (12-21,12-28,1-4)		Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees		Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees	
McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361		ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838		ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838	
SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE		SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON		SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON	
11 LAUGHTON STREET UPPER MARLBORO, MARYLAND 20774		THORNTON MELLON LLC v. Leonet Outlaw, et. al.		THORNTON MELLON LLC v. DENNIS K & NANCY A FITZGERALD, et. al.	
By virtue of the power and authority contained in a Deed of Trust from Moses Watson and Dawosu Watson, dated August 31, 2006, and recorded in Liber 26208 at folio 326 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		Wilmington Trust, et. al.		RUTA HAILE, et. al.	
JANUARY 9, 2018 AT 9:34 AM		IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36454		IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36923	
ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528562 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1623867 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:	
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.		7108-UNIT A-1 CAE 09-17030 TDT 03/05/2010 2,545.0000 SQ.FT. & IMPS. HOLLY HILL CONDO.		8,146.0000 SQ.FT. & IMPS. RUTLEDGE LOT 9 BLK G	
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 # 17-602257)		The complaint states, among other things, that the amounts necessary for redemption have not been paid.		The complaint states, among other things, that the amounts necessary for redemption have not been paid.	
Laura H.G. O'Sullivan, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland		1,500.0000 SQ.FT. & IMPS. FORESTVILLE PARK LOT 326 BLK B		2,653.0000 SQ.FT. & IMPS. PINES CONDOMINIUM	
128922 (12-21,12-28,1-4)		The complaint states, among other things, that the amounts necessary for redemption have not been paid.		The complaint states, among other things, that the amounts necessary for redemption have not been paid.	
Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland		Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland		Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland	
True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk		True Copy—Test: Sydney J. Harrison, Clerk	
128858 (12-21,12-28,1-4)		128860 (12-21,12-28,1-4)		128865 (12-21,12-28,1-4)	
128858 (12-21,12-28,1-4)		128860 (12-21,12-28,1-4)		128865 (12-21,12-28,1-4)	

# The Prince George’s Post

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LEGALS

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY, MARYLAND

Notice is hereby given that a special meeting of the Board of Directors of the Industrial Development Authority of Prince George's County, Maryland (the "Authority") will be held on January 23, 2018 at 11:30 a.m. at the Revenue Authority of Prince George's County, 1300 Mercantile Lane, Suite 108, Largo Maryland 20774 to:

1. Elect the officers of the Authority;
2. Consider and adopt a resolution providing for (a) the refunding of the Authority's outstanding Refunding Lease Revenue Bonds (Upper Marlboro Justice Center Project) Series 2003A, Subordinated Lease Revenue Bonds (Upper Marlboro Justice Center Expansion Project) Series 2003B and Taxable Lease Revenue Bonds (Upper Marlboro Courthouse DuVall Wing Restoration Project) Series 2009 (collectively, the "IDA Bonds") with the proceeds of bonds to be issued by the Revenue Authority of Prince George's County (the "Revenue Authority"), (b) the prepayment by Prince George's County, Maryland of rents associated with the leases executed in connection with the issuance of the IDA Bonds, (c) the conveyance of certain property interests of the Authority to the Revenue Authority or the County, as the case may be, (d) authorizing various matters in connection with the refunding of the IDA Bonds and the consummation of the transactions contemplated by (b)-(c) and (e) the termination of the Authority and authorization of certain actions in connection therewith; and
3. Discuss governance issues and possible amendments to the bylaws of the Authority.

Interested persons may present their views concerning the above matter.

128957 (12-21)

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL REGULAR WORK SESSION  
MONDAY, DECEMBER 4, 2017

RESOLUTION NO. R-18-07

**A RESOLUTION** concerning Approval of Skidmore, Owings & Merrill, LLP **FOR** the purpose of approving the Agreement between Skidmore, Owings & Merrill, LLP, and The City of Seat Pleasant for Skidmore, Owings & Merrill, LLP to provide services to develop a Master Plan for the City of Seat Pleasant.

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, DECEMBER 11, 2017

RESOLUTION R-18-08

**A RESOLUTION** concerning Approval of J.D. Clark Professional Services, LLC **FOR** the purpose of approving the Agreement between J.D. Clark Professional Services, LLC, and The City of Seat Pleasant for J.D. Clark Professional Services to provide renovation services on the properties that the City will be obtaining through the Affordable Housing Trust to eliminate blighted properties in the City of Seat Pleasant.

ORDINANCE O-18-03

**AN ORDINANCE** concerning CHAPTER 63– Building Construction **FOR** amending Chapter 63 for the Code of the City of Seat Pleasant, entitled “Building Construction,” providing for the amendment of the schedule of fees in the City of Seat Pleasant and providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the building construction in the City.

ORDINANCE O-18-04

**AN ORDINANCE** concerning AMENDMENT OF THE FISCAL YEAR 2017-2018 BUDGET for the Hiring of a Police Officer through the Cops Grant which shall be included in the 2018-2019 and 2019-2020 budgets.

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

City Hall  
6301 Addison Road  
Seat Pleasant, Maryland 20743-2125

128963 (12-21,12-28)

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**Prince George's County**  
*Since 1932*

Benjamin J. Woolery, Esq.  
5303 West Court Drive  
Upper Marlboro, MD 20772  
301-627-5222

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EDWARD JAMES GUTBROD**

Notice is given that Carol M. Gutbrod, whose address is 5000 Mathilda Lane, Suitland, MD 20746, was on November 29, 2017 appointed Personal Representative of the estate of Edward James Gutbrod who died on August 5, 2017 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 29th day of May, 2018.

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.

CAROL M. GUTBROD  
Personal Representative

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

Estate No. 108483  
128792 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RICHARD OLIVER TUCKER**

Notice is given that Richard A Tucker, whose address is 6657 Animal Shelter Road, Hughesville, MD 20637, and Jennifer Windsor, whose address is 5410 Solomons Island Road, Huntingtown, MD 20639, was on November 16, 2017 appointed Co-Personal Representatives of the estate of Richard Oliver Tucker, who died on November 9, 2017 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 16th day of May, 2018.

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.

RICHARD A. TUCKER  
JENNIFER WINDSOR  
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. 108371  
128841 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC  
Plaintiff,  
v.  
THEODORE & GLADYS  
NEWKIRK, JR., et. al.  
Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36046

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0625939 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,285.0000 SQ.FT. & IMPS.  
PENN-DUPONT OFFICE

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 06-0625939 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

128699 (12-7,12-14,12-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
Plaintiff,  
v.  
LETICIA A RIVAS, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36048

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1109735 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,731.0000 SQ.FT. & IMPS.  
LAURELTON LOT 11 BLK B

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 10-1109735 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

128701 (12-7,12-14,12-21)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

JEAN B. MOUREAU  
3919 Oliver Street  
Hyattsville, MD 20782

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-25077

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3919 Oliver Street, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128843 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
Plaintiff,  
v.  
MONIKA SHARMA, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1271907 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3309-A-2 2,023.0000 SQ.FT.  
& IMPS. HUNTLEY SQUARE  
CON

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 12-1271907 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

128700 (12-7,12-14,12-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
Plaintiff,  
v.  
FELICIA M TAYLOR, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36049

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1116508 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

CONDOMINIUM CLUSTER 4  
3,932.0000 SQ.FT. & IMPS. AP-  
PLEWALK CONDO

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 10-1116508 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

128702 (12-7,12-14,12-21)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

WAYNE M. REINHARDT  
9284 Adelphi Road  
Unit 104  
Adelphi, MD 20783

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-02368

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9284 Adelphi Road, Unit 104, 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 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$46,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128844 (12-14,12-21,12-28)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774**, for Ager Road Improvements From MD 410 (East West Hwy. To MD 500 (Queens Chapel Rd), Contract Number 886-H (F), will be received until January 26, 2018, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of One hundred seventy five Dollars (\$175.00) will be charged for the purchase of the contract documents, which are available for review on December 11, 2017, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**

2. The estimated value of the Contract is classified with the letter designation "F" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
1	LS	Maintenance of Traffic
2,650	EA	Drums for Maintenance of Traffic
600	UD	Protection Vehicle
1	LS	Construction Stakeout
1	LS	Mobilization
21,500	CY	Class 1 Excavation
1,700	LF	12 Inch HDPE Corrugated Smooth Lined Thermoplastic Pipe
1	LS	Stormwater Management Facility – BMP No. 14
95	CY	Superstructure Concrete for Bridge
1	LS	HPLC Overlay
16,000	SY	Paving Grid – FGC 100
1,000	SY	10 Inch Portland Cement Concrete Pavement For Bus Stop Pad, Mix No. 6
7,000	TON	HMA SUPERPAVE 9.5mm FOR SURFACE, PG 64S-22, LEVEL-4
56,000	SY	Milling Hot Mix Asphalt Pavement 0 Inch To 2 Inch
1,400	SY	6 Inch Portland Cement Concrete Pavement For Residential Driveways, Mix No. 6
48,000	SY	Pavement Reinforcement Fabric
34,000	LF	5 Inch White Lead Free Reflective Thermoplastic Pavement Markings
37,000	SF	Green Epoxy Paint
1,800	SY	8 Inch Portland Cement Concrete Pavement For Commercial Driveways, Mix No. 6
29,000	LF	Combination Concrete Curb & Gutter
80,000	SF	Concrete Sidewalk
2,210	SF	Concrete Paver Crosswalk
6	EA	Aldis Gridsmart Video Detection System W/ Ped Module (J.O. Herbert Inc., Part # Pgc-Gs2ccp)

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked “Ager Road Improvements From MD 410 (East West Hwy.) To MD 500 (Queens Chapel Rd.), Contract No. 886-H (F).”

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on January 10, 2018, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting and 40% of County Based Small Business participation goal.

- By Authority of -  
Rushern L. Baker, III  
County Executive

128709 (12-7,12-14,12-21)

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 Deferred Water and Sewer Facilities Charges  
in the amount of \$450.00 due and payable on the 1st day of  
January in each and every year**

604 TOUCHDOWN DRIVE  
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Brandon M. Huggins, dated December 24, 2012, and recorded in Liber 34320 at folio 494 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 2, 2018  
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 17-602400)

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

128776 (12-14,12-21,12-28)



LEGALS

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

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

**7900 OLD BARN ROAD  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Ameer Abdullah and Myra Abdullah, dated June 23, 2006 and recorded in Liber 25608, Folio 10 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$410,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 9, 2018 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 \$38,000.00 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, 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

128924 (12-21,12-28,1-4)

LEGALS

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

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

**10406 OURSLER PARK DRIVE  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Chantell E. Penny Mack and Omar A. Mack, dated November 3, 2005, and recorded in Liber 23854 at folio 315 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 26, 2017  
AT 9:31 AM**

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

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$514.50 in each and every year.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.75% 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 # 17-601338)

**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

128681 (12-7,12-14,12-21)

LEGALS

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

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

**12105 TAWNY LANE  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Luis A. Rios, dated April 12, 2016 and recorded in Liber 38207, Folio 298 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$245,471.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 9, 2018 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 \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

128925 (12-21,12-28,1-4)

LEGALS

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

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

**6702 CALMOS STREET  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Evelyn Parker, dated November 19, 2014, and recorded in Liber 36537 at folio 190 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 26, 2017  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-605573)

**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

128680 (12-7,12-14,12-21)

LEGALS

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

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

**8495 GREENBELT ROAD, UNIT 102  
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Shirley A. Ripley, dated July 29, 2003 and recorded in Liber 17917, Folio 716 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$92,850.00, 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 2, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

128781 (12-14,12-21,12-28)

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

**DECEMBER 26, 2017  
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

128682 (12-7,12-14,12-21)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

8546 PARAGON COURT  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Bryan L. Bucklin, Jr. and Christina A. Bucklin, dated February 26, 2013 and recorded in Liber 35174, Folio 386 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$299,113.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANU-ARY 2, 2018 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

128789 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

6200 RUNNYMEADE AVENUE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Adolfo Recinos and Gloria Elida Recinos, dated October 17, 2003 and recorded in Liber 20648, Folio 30 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$131,000.00, and an original interest rate of 6.250%, 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 **JANU-ARY 2, 2018 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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. 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

128790 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

4026 LYONS STREET  
TEMPLE HILLS, MD 20019

Under a power of sale contained in a certain Deed of Trust from Ernestine J. Ford, dated September 26, 2008 and recorded in Liber 30122, Folio 99 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$133,091.14, and an original interest rate of 3.190%, 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 2, 2018 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 \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. 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

128791 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

2199 MATTHEW HENSON AVENUE  
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from William J. Miller, dated February 15, 2001, and recorded in Liber 14478 at folio 359 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 2, 2018  
AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 7.25% 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 # 17-601883)

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

128777 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

4019 BRIDLE RIDGE ROAD  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Idowu E. Omotosho and Ibilola M. Omotosho, dated January 30, 2014, and recorded in Liber 35680 at folio 324 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 2, 2018  
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 14-610642)

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

128778 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

2513 MILLVALE AVENUE  
FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Ronnell J. Thomas and Estate of Deloris A. Thomas, dated December 12, 2005, and recorded in Liber 25803 at folio 271 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 2, 2018  
AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600819)

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

128779 (12-14,12-21,12-28)

LEGALS

**ORDER OF PUBLICATION**

THORNTON MELLON LLC  
v.  
WILLIAM & BETTY GAWNE, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36610**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2385359 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**5,500.0000 SQ.FT. & IMPS.**  
**HOLLYWOOD LOT 4 BLK T**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 21-2385359 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  
128867 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
VASHAWN STRADER, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36911**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1844257 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**994.0000 SQ.FT. & IMPS.**  
**SEVILLE A CONDO UNIT 403**  
**CAE08-24872 W/TDT 12/3/08**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 17-1844257 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  
128874 (12-21,12-28,1-4)

ZONING HEARINGS

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

**WEDNESDAY,**  
**JANUARY 24, 2018**

**ROOM 2190, 2ND FLOOR**  
**COUNTY ADMINISTRATION**  
**BUILDING**  
**UPPER MARLBORO, MD.**

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

**VALIDATION OF PERMIT IS-  
SUED IN ERROR:**  
**SPAULDING (6) ELECTION**  
**DISTRICT:**

No. ERR 266 & 267 – Application of Vizion Realty, LLC, Owner, for VALIDATION OF APARTMENT LICENSE NOS. M-369 and M-0370 ISSUED IN ERROR, at the properties containing approximately .5400 and 0.3819 acres of land, zoned DDOZ and M-U-TC, identified as 4785 and 4775 Huron Avenue, Suitland, Maryland.

By Order of the County Council  
Prince George’s County, Md.  
Dannielle M. Glaros, Chair

Attest:  
Redis C. Floyd  
Clerk of the Council

128923 (12-21)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC  
v.  
JAMES A & MARTHA A MIZELL,  
et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36609**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2069078 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**6,250.0000 SQ.FT. & IMPS.**  
**WATERFORD LOT 21.22**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 18-2069078 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  
128868 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
PNC Bank, NA, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36904**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853892 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**2,642.0000 SQ.FT. & IMPS.**  
**HIGHLAND CONDO**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 13-3853892 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  
128875 (12-21,12-28,1-4)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Jason E. Sapp  
Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 17-14056**

ORDERED, this 8th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1001 Chillum Road Unit 308, Hyattsville, Maryland 20782 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 8th day of January, 2018 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 8th day of January, 2018, next.

The report states the amount of sale to be \$60,800.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128853 (12-21,12-28,1-4)

LEGALS

**ORDER OF PUBLICATION**

THORNTON MELLON LLC  
v.  
LORRAINE G FORD, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36907**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-2919934 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**3,450.0000 SQ.FT. & IMPS.**  
**HILL OAKS CONDO PH**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 13-2919934 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  
128869 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
PERRIE N LIGHTSEY, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36461**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3728672 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**BLD 8 UNIT 8-11 PARENT**  
**ACCT S/B 0487108**  
**1,826.0000 SQ.FT. & IMPS.**  
**WESTWOOD PARK COND**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-3728672 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  
128878 (12-21,12-28,1-4)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Harold B Whitted Jr. and  
Sonja Whitted  
Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 17-11064**

ORDERED, this 7th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6955 Aquamarine Court, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018 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 8th day of January, 2018, next.

The report states the amount of sale to be \$175,560.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128854 (12-21,12-28,1-4)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC  
v.  
MARGARET C SMITH, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36906**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1550128 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**4,479.0000 SQ.FT. & IMPS.**  
**PALMER PARK LOT 59 BLK C**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 13-1550128 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  
128870 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
JOSEPH D SHIFFLETT, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36468**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0309641 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**27,181.0000 SQ.FT. & IMPS.**  
**SOUTH PISCATAWAY LOT 90**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-0309641 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  
128879 (12-21,12-28,1-4)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Derek A Mccoy and  
Cathy M Mccoy  
Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 15-40307**

ORDERED, this 12th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6817 Storch Court, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018 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, 2018, next.

The report states the amount of sale to be \$193,040.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128944 (12-21,12-28,1-4)

LEGALS

**ORDER OF PUBLICATION**

THORNTON MELLON LLC  
v.  
JOHATHAN A & EDWARD NESBITT, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36908**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1402767 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**2,427.0000 SQ.FT. & IMPS.**  
**PINES CONDOMINIUM**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 13-1402767 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  
128871 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
JENMAR LLC, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36462**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-3234168 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**PHASE II, UNIT 116**  
**3.0000 SQ.FT. & IMPS.**  
**BOWIE PROFESSIONAL**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 07-3234168 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  
128880 (12-21,12-28,1-4)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Karen R. Green  
Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 17-17815**

ORDERED, this 12th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1503 Pageant Court, Bowie, Maryland 20716 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, 2018 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, 2018, next.

The report states the amount of sale to be \$236,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128945 (12-21,12-28,1-4)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC  
v.  
JOE B & JULIA A MEJIA, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36909**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1857416 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**2,218.0000 SQ.FT. & IMPS.**  
**CORONADO CONDO**  
**CONDOMINIUM UNIT 713-B**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 17-1857416 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  
128873 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
Mauricio Trust I & Shepherd I LLC,  
et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 17-36457**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0529149 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**7135 2,545.0000 SQ.FT. & IMPS.**  
**HOLLY HILL CONDO-**

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-0529149 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  
128881 (12-21,12-28,1-4)

NOTICE

Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Estate of Millard Pointer  
Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 17-21422**

ORDERED, this 13th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4808 Wheeler Road, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of January, 2018 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 15th day of January, 2018, next.

The report states the amount of sale to be \$191,922.26.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128961 (12-21,12-28,1-4)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

15405 NORWALK COURT  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Myra June Manary, dated July 17, 2012 and recorded in Liber 33834, Folio 467 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$166,407.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 2, 2018 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

128784 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

8611 RHODE ISLAND AVENUE  
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Gretchen Trexler, dated May 27, 2015 and recorded in Liber 37081, Folio 470 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,000.00, and an original interest rate of 3.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 2, 2018 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

128785 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

7831 WOODYARD ROAD  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Welton P. Holland and Malissia A. Holland, dated November 8, 2013 and recorded in Liber 37805, Folio 98 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$233,000.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 2, 2018 AT 11:00 AM.**

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

128786 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

4018 PARKWOOD COURT  
BRENTWOOD, MARYLAND 20722

By virtue of the power and authority contained in a Deed of Trust from Estate Of James H. Lockett Sr. and Christine C. Lockett, dated September 29, 2005, and recorded in Liber 26326 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

JANUARY 9, 2018  
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601228)

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

128918 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

2410 LAKE AVENUE  
CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Angela P. Seldon, dated August 8, 2006, and recorded in Liber 26465 at folio 483 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 9, 2018  
AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% 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 # 17-601768)

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

128919 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

6831 MILLTOWN COURT  
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Cynthia Wood Russell, dated February 28, 2007, and recorded in Liber 27353 at folio 397 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 9, 2018  
AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 14-608311)

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

128921 (12-21,12-28,1-4)

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

2910 WHITE OAK LA.  
LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 14, 2008 and recorded in Liber 30020, Folio 127 among the Land Records of Prince George's County, MD, with an original principal balance of \$123,068.00 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

DECEMBER 27, 2017 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 308892-1)

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

128679 (12-7,12-14,12-21)

The  
Prince  
George's  
Post  
Newspaper  
Call  
301-627-0900  
or  
Fax  
301-627-6260

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

610 MAIN ST., UNIT #207  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006 and recorded in Liber 26670, Folio 593 among the Land Records of Prince George's County, MD, with an original principal balance of \$179,900.00 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 3, 2018 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 207 in Building Number 2, together with the Common Elements appurtenant thereto, as shown on a plat of condominium subdivision entitled The Oaks Main Street Laurel, a Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 63158-1)

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

128753 (12-14,12-21,12-28)

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

6711 SAND CHERRY WAY  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 12, 2010 and recorded in Liber 31964, Folio 619 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,194.00 and a current interest rate of 2.125%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 27, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 195871-1)

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

128671 (12-7,12-14,12-21)

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

11207 BENNINGTON DR.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 11, 2005 and recorded in Liber 23053, Folio 11 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,000.00 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

DECEMBER 27, 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 198944-1)

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

128665 (12-7,12-14,12-21)

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

6401 COSMOS CT.  
GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated February 17, 2009 and recorded in Liber 30411, Folio 188 among the Land Records of Prince George's County, MD, with an original principal balance of \$490,452.00 and a current interest rate of 4.125%, 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 9, 2018 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. The property will be sold subject to utility liens of record.

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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 320895-1)

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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

128928 (12-21,12-28,1-4)



LEGALS

ORDER OF PUBLICATION	ORDER OF PUBLICATION
THORNTON MELLON LLC v. BENJAMIN & BESSIE FLOYD, JR., et. al. Defendants.  <b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36926</b>  The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1422674 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:  <b>4795.0000 SQ.FT. &amp; IMPS. PALMER PARK LOT 3 BLK E</b>  The complaint states, among other things, that the amounts necessary for redemption have not been paid.  It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 13-1422674 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.  SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk <u>128733</u> (12-14,12-21,12-28)	THORNTON MELLON LLC v. HAROLD T JONES, et. al. Defendants.  <b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36928</b>  The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1272624 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:  <b>UNIT 3329-A-2 2,023.0000 SQ.FT. &amp; IMPS. HUNTLEY SQUARE CON</b>  The complaint states, among other things, that the amounts necessary for redemption have not been paid.  It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1272624 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.  SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk <u>128735</u> (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION	ORDER OF PUBLICATION
THORNTON MELLON LLC v. MARCO QUEZADA, et. al. Defendants.  <b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36929</b>  The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1306935 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:  <b>1,502.0000 SQ.FT. &amp; IMPS. GLASSMANOR LOT 26 BLK 1</b>  The complaint states, among other things, that the amounts necessary for redemption have not been paid.  It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1306935 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.  SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk <u>128736</u> (12-14,12-21,12-28)	THORNTON MELLON LLC v. THEODORE BOOTHE, et. al. Defendants.  <b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36930</b>  The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1272806 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:  <b>UNIT 3337-T-2 2,023.0000 SQ.FT. &amp; IMPS. HUNTLEY SQUARE CON</b>  The complaint states, among other things, that the amounts necessary for redemption have not been paid.  It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1272806 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.  SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk <u>128737</u> (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION	ORDER OF PUBLICATION
THORNTON MELLON LLC v. ELAINE & PAUL ANDERSON, et. al. Defendants.  <b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36931</b>  The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1273424 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:  <b>UNIT 3316-B-2 2,023.0000 SQ.FT. &amp; IMPS. HUNTLEY SQUARE CON</b>  The complaint states, among other things, that the amounts necessary for redemption have not been paid.  It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1273424 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.  SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk <u>128738</u> (12-14,12-21,12-28)	THORNTON MELLON LLC v. JOSEPH SWANN SR, et. al. Defendants.  <b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36932</b>  The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1317007 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:  <b>BLDG 10 UNIT 6705 C-1 2,001.0000 SQ.FT. &amp; IMPS. WILSON BRIDGE</b>  The complaint states, among other things, that the amounts necessary for redemption have not been paid.  It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1317007 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.  SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland  True Copy—Test: Sydney J. Harrison, Clerk <u>128739</u> (12-14,12-21,12-28)

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LEGALS

<b>BWW LAW GROUP, LLC</b> 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555  <b>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</b>  <b>7105 KEMPTON RD. LANHAM, MD 20706</b>  Under a power of sale contained in a certain Deed of Trust dated May 20, 2003 and recorded in Liber 17645, Folio 325 among the Land Records of Prince George’s County, MD, with an original principal balance of \$293,500.00 and a current interest rate of 4.625%, 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  <b>JANUARY 9, 2018 AT 11:06 AM</b>  ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust.  The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.  Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 144989-1)  PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES  Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees  <b>ALEX COOPER AUCTS., INC.</b> 908 YORK RD., TOWSON, MD 21204 410-828-4838  128929 (12-21,12-28,1-4)
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LEGALS

<b>BWW LAW GROUP, LLC</b> 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555  <b>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</b>  <b>10005 ANGORA DR. CHELTENHAM, MD 20623</b>  Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27608, Folio 341 and re-recorded in Liber 29325, Folio 668 among the Land Records of Prince George’s County, MD, with an original principal balance of \$427,000.00 and a current interest rate of 3.95%, 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  <b>JANUARY 9, 2018 AT 11:07 AM</b>  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 \$48,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 85162-2)  PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES  Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees  <b>ALEX COOPER AUCTS., INC.</b> 908 YORK RD., TOWSON, MD 21204 410-828-4838  128930 (12-21,12-28,1-4)
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LEGALS

<b>BWW LAW GROUP, LLC</b> 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555  <b>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</b>  <b>10603 FORESTGATE PL. GLENN DALE, MD 20769</b>  Under a power of sale contained in a certain Deed of Trust dated April 5, 2006 and recorded in Liber 25107, Folio 639 among the Land Records of Prince George’s County, MD, with an original principal balance of \$510,000.00 and a current interest rate of 5.875%, 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  <b>JANUARY 9, 2018 AT 11:08 AM</b>  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 \$50,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 37378-1)  PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES  Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees  <b>ALEX COOPER AUCTS., INC.</b> 908 YORK RD., TOWSON, MD 21204 410-828-4838  128931 (12-21,12-28,1-4)
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LEGALS
<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  ELLEN S OATES, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36608</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2073930 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>8,000.0000 SQ.FT. &amp; IMPS. GR CAPITOL HEIGHTS BLK 58 LOTS 43.44.45.46 IMPS ON 44.45</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 18-2073930 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128882</u> (12-21,12-28,1-4)

NOTICE
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852
Substitute Trustees, Plaintiffs
vs.
JONATHAN BARNES 6011 Emerson Street Unit 601 Bladensburg, MD 20710 Defendant(s)
<b>In the Circuit Court for Prince George’s County, Maryland</b> <b>Case No. CAEF 17-16696</b>
Notice is hereby given this 8th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6011 Emerson Street, Unit 601, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.
The report states the purchase price at the Foreclosure sale to be \$48,000.00.
SYDNEY J. HARRISON Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test: Sydney J. Harrison, Clerk
<u>128856</u> (12-21,12-28,1-4)

<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  GLEN REID, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36616</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2033181 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>5,500.0000 SQ.FT. &amp; IMPS. OAKMONT BLK 2 LOTS 6.7</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 18-2033181 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128891</u> (12-21,12-28,1-4)

LEGALS
<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  GEORGE W MAZZOLA, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36455</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0562959 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>11,000.0000 SQ.FT. &amp; IMPS. DISTRICT HEIGHTS LOT 30 BLK 59</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-0562959 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128883</u> (12-21,12-28,1-4)

NOTICE
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852
Substitute Trustees, Plaintiffs
vs.
NORMA G HARKINS AKA NORMA GILES HARKINS MICHAEL C. HARKINS, SR. AKA MICHAEL HARKINS, SR. 1600 Opus Avenue Capitol Heights, MD 20743 Defendant(s)
<b>In the Circuit Court for Prince George’s County, Maryland</b> <b>Case No. CAEF 17-09951</b>
Notice is hereby given this 8th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1600 Opus Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.
The report states the purchase price at the Foreclosure sale to be \$131,000.00.
SYDNEY J. HARRISON Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test: Sydney J. Harrison, Clerk
<u>128857</u> (12-21,12-28,1-4)

<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  GEORGE J MURPHY, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36618</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2374866 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>1,405.0000 SQ.FT. &amp; IMPS. HUNTING RIDGE COND UNIT 6942-101</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 21-2374866 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128893</u> (12-21,12-28,1-4)

LEGALS
<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  DAUNA H HAZEL, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36913</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-2933844 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>2,400.0000 SQ.FT. &amp; IMPS. MELWOOD PARK - RES LOT 69 BLK B</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 15-2933844 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128885</u> (12-21,12-28,1-4)

NOTICE
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852
Substitute Trustees, Plaintiffs
vs.
GLADYS CARTER KALILU F. KONDEH 9110 Kinzer Street Lanham, MD 20706 Defendant(s)
<b>In the Circuit Court for Prince George’s County, Maryland</b> <b>Case No. CAEF 16-43729</b>
Notice is hereby given this 11th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9110 Kinzer Street, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of January, 2018, 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 11th day of January, 2018.
The report states the purchase price at the Foreclosure sale to be \$183,751.31.
SYDNEY J. HARRISON Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test: Sydney J. Harrison, Clerk
<u>128946</u> (12-21,12-28,1-4)

<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  FLORENCIA G K KEBE, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36626</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1942390 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>1,760.0000 SQ.FT. &amp; IMPS PRESIDENTIAL TOWER BLDG 16 UNIT 402</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1942390 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128728</u> (12-14,12-21,12-28)

LEGALS
<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  KCK VENTURES LLC & MICHAEL ISLEY, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36459</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3286747 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>UNIT 3009-11 999.0000 SQ.FT. &amp; IMPS. KINGS CROSSING CON</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-3286747 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128888</u> (12-21,12-28,1-4)

NOTICE
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852
Substitute Trustees, Plaintiffs
vs.
LUCY LABULE SELESTINE NWAFOR 9226 Willow Lane Hyattsville, MD 20783 Defendant(s)
<b>In the Circuit Court for Prince George’s County, Maryland</b> <b>Case No. CAEF 16-07685</b>
Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9226 Willow Lane, 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 12th day of January, 2018, 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, 2018.
The report states the purchase price at the Foreclosure sale to be \$305,000.00.
SYDNEY J. HARRISON Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test: Sydney J. Harrison, Clerk
<u>128948</u> (12-21,12-28,1-4)

<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  REGINA OKAFOR, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36044</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1065176 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>1,940.0000 SQ.FT. &amp; IMPS. ASHFORD LOT 104</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 10-1065176 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128697</u> (12-7,12-14,12-21)

LEGALS
<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  ORA & JUANITA HARMON, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36456</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0566430 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>5,170.0000 SQ.FT. &amp; IMPS. DILLON PARK LOT 7 BLK 3</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-0566430 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128890</u> (12-21,12-28,1-4)
<b>NOTICE</b>
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852
Substitute Trustees, Plaintiffs
vs.
NOUREEN HAMEED AMJAD BABAR 4409 Wandering Way Temple Hills, MD 20748 Defendant(s)
<b>In the Circuit Court for Prince George’s County, Maryland</b> <b>Case No. CAEF 17-11067</b>
Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4409 Wandering Way, 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 12th day of January, 2018, 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, 2018.
The report states the purchase price at the Foreclosure sale to be \$289,900.00.
SYDNEY J. HARRISON Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test: Sydney J. Harrison, Clerk
<u>128949</u> (12-21,12-28,1-4)
<b>ORDER OF PUBLICATION</b>
THORNTON MELLON LLC  v.  TIMOTHY F GEPPERT, et. al.  Defendants.
<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b> <b>Case No.: CAE 17-36045</b>
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0637298 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:
<b>LOTS 6.7. 09REMAIL2/24LDA 4,000.0000 SQ.FT. &amp; IMPS. BRADBURY HEIGHTS BLK 20</b>
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 06-0637298 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk
<u>128698</u> (12-7,12-14,12-21)

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**

**4827 FOREST PINES DR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated January 11, 2016 and recorded in Liber 37889, Folio 260 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,701.00 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 9, 2018 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 315161-1)

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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

128935

(12-21,12-28,1-4)

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**

**4609 GLADYS CT.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated November 8, 2006 and recorded in Liber 27497, Folio 426 among the Land Records of Prince George's County, MD, with an original principal balance of \$425,000.00 and a current interest rate of 4.63%, 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 9, 2018 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 \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 190673-1)

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

128936

(12-21,12-28,1-4)

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**

**504 BIRCHLEAF AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated April 16, 2010 and recorded in Liber 31843, Folio 369 among the Land Records of Prince George's County, MD, with an original principal balance of \$277,500.00 and a current interest rate of 5.56%, 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 9, 2018 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 313617-2)

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

128937

(12-21,12-28,1-4)

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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

7101 CHAPTICO COURT  
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Renee V. Jenkins, dated October 28, 2009 and recorded in Liber 31116, Folio 066 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$431,063.00, 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 2, 2018 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

128782 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

15 ALEXANDRIA DRIVE  
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Leonard P. Boggan, dated September 13, 2006 and recorded in Liber 28144, Folio 351 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$334,400.00, and an original interest rate of 3.650%, 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 2, 2018 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 \$30,200.00 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

128783 (12-14,12-21,12-28)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

3711 LEEDS DRIVE  
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Monique Curtis, dated November 17, 2010 and recorded in Liber 32245, Folio 583 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$195,000.00, and an original interest rate of 2.562%, 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 9, 2018 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 \$17,500.00 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

128926 (12-21,12-28,1-4)

The Prince George’s Post

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LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
RUSSELL M GOLDSSEN, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36620

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-3245412 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

10,539.0000 SQ.FT. & IMPS. HY-NESBORO PARK-RSB  
BLK 13 LOT 8 & 6.745 SF OF  
ABD ST(LAC CHG PER DEED  
TRS 2000)

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 20-3245412 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

128894 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
ANTHEA & EMEKA NWANDU, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36621

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2267235 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C  
UNIT 1603

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 20-2267235 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

128896 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
WILLIAM W CHOI, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36612

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2377703 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

6,517.0000 SQ.FT. & IMPS. GREENBELT PARK LOT 11 BLK  
A

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 21-2377703 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

128899 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
GARY & LYNNE SHAY, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36611

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2068369 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

4,000.0000 SQ.FT. & IMPS. GR  
CAPITOL HEIGHTS BLK 3  
HEIGHTS LOTS 8,9

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 18-2068369 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

128900 (12-21,12-28,1-4)





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**

**6832 FURMAN PKWY.  
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated January 17, 2006 and recorded in Liber 24437, Folio 509 among the Land Records of Prince George's County, MD, with an original principal balance of \$192,200.00 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 3, 2018 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 318280-1)

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

128763 (12-14,12-21,12-28)

LEGALS

**ORDER OF PUBLICATION**

THORNTON MELLON LLC	THORNTON MELLON LLC
v.	v.
LAKITA R DYSON, et. al.	ANTHONY T REDDEN, et. al.
Plaintiff,	Plaintiff,
Defendants.	Defendants.

<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>	<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>
<b>Case No.: CAE 17-36936</b>	<b>Case No.: CAE 17-36937</b>

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1457514 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**2,441.0000 SQ.FT. & IMPS.  
WINDMILL SQUARE CO**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 13-1457514 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

128740 (12-14,12-21,12-28)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC	THORNTON MELLON LLC
v.	v.
ANTHONY T REDDEN, et. al.	
Plaintiff,	Plaintiff,
Defendants.	Defendants.

<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>	<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>
<b>Case No.: CAE 17-36937</b>	

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1410141 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**2,653.0000 SQ.FT. & IMPS.  
PINES CONDOMINIUM**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 13-1410141 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

128741 (12-14,12-21,12-28)

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**

**10216 PRINCE PL., UNIT # T2  
UPPER MARLBORO A/R/T/A LARGO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 22, 2006 and recorded in Liber 26766, Folio 654 among the Land Records of Prince George's County, MD, with an original principal balance of \$184,000.00 and a current interest rate of 7.95%, 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 3, 2018 AT 11:18 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 9-T-2 in Building No. 9 on Master Plat 2 of Section 1 of a plan of condominium entitled "The Pines 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 198504-1)

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

128764 (12-14,12-21,12-28)

LEGALS

**ORDER OF PUBLICATION**

THORNTON MELLON LLC	THORNTON MELLON LLC
v.	v.
BEVERLY M HAYNES, et. al.	JAMES & EVELYN JACKSON, et. al.
Plaintiff,	Plaintiff,
Defendants.	Defendants.

<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>	<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>
<b>Case No.: CAE 17-36960</b>	<b>Case No.: CAE 17-36023</b>

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1402726 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**UNIT 31-302 BLDG 31  
2,427.0000 SQ.FT. & IMPS.  
PINES CONDOMINIUM**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 13-1402726 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

128742 (12-14,12-21,12-28)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC	THORNTON MELLON LLC
v.	v.
JAMES & EVELYN JACKSON, et. al.	
Plaintiff,	Plaintiff,
Defendants.	Defendants.

<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>	<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>
<b>Case No.: CAE 17-36023</b>	

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2046860 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**5,750.0000 SQ.FT. & IMPS.  
FAIRMOUNT HEIGHTS  
BLK M LTS 8.9**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-2046860 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

128743 (12-14,12-21,12-28)

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**

**4906 VIENNA DR.  
I/R/T/A 4906 BIENNA DR.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated September 25, 1998 and recorded in Liber 12537, Folio 280 among the Land Records of Prince George's County, MD, with an original principal balance of \$203,000.00 and a current interest rate of 8%, 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 3, 2018 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 9049-1)

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

128765 (12-14,12-21,12-28)

LEGALS

**ORDER OF PUBLICATION**

THORNTON MELLON LLC	THORNTON MELLON LLC
v.	v.
NEW GLORIOUS CHURCH INC, et. al.	DARRELL SATCHELL, et. al.
Plaintiff,	Plaintiff,
Defendants.	Defendants.

<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>	<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>
<b>Case No.: CAE 17-36022</b>	<b>Case No.: CAE 17-36961</b>

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2018406 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**7,521.0000 SQ.FT. & IMPS.  
MINI PLAZA CONDO S**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-2018406 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

128744 (12-14,12-21,12-28)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC	THORNTON MELLON LLC
v.	v.
DARRELL SATCHELL, et. al.	
Plaintiff,	Plaintiff,
Defendants.	Defendants.

<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>	<b>IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY</b>
<b>Case No.: CAE 17-36961</b>	

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1421106 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

**1,332.0000 SQ.FT. & IMPS.  
TREETOP CONDO**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 13-1421106 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

128745 (12-14,12-21,12-28)

The Prince George’s Post

Your Newspaper of Legal Record  
Call (301) 627-0900 | Fax (301) 627-6260

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

TAMARA SADOWSKI, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36622

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2268100 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3840.0000 SQ.FT. & IMPS.  
FRENCHMANS CREEK C  
UNIT 1013

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 20-2268100 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  
128901 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

EUGENE E BRIM, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36494

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0394379 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

13,050.0000 SQ.FT. & IMPS.  
TANTALLON HILLS LOT 58  
BLK C

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-0394379 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  
128908 (12-21,12-28,1-4)

NOTICE

Carrie M. Ward, et. al.

6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

OLUFUNKE OSHUNLETI  
FEYI HENRY OSHUNLETI  
7433 Morrison Drive  
Greenbelt, MD 20770

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-25275

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7433 Morrison Drive, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, 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, 2018.

The report states the purchase price at the Foreclosure sale to be \$205,400.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128951 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

KEAMI HARRIS, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36460

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3728300 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

7,500.0000 SQ.FT. & IMPS.  
BOWIE BLK 24

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 14-1670827 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  
128902 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

RICHARD & ROSA FARMAN, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36495

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3571551 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

10,558.0000 SQ.FT. & IMPS.  
SUMMERWOOD-PLAT EI  
LOT 33 BLK A.

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-3571551 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  
128909 (12-21,12-28,1-4)

NOTICE

Carrie M. Ward, et. al.

6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

GUILFORD E. NARANJIT  
617 Castlewood Drive  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-21415

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 617 Castlewood Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, 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, 2018.

The report states the purchase price at the Foreclosure sale to be \$195,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128952 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

WILLIAM DAVIS & DOROTHY MORROW, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36501

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0105916 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLD 5 UNIT 5-2 1,825.0000 SQ.FT. & IMPS.  
WESTWOOD PARK  
COND

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 06-3728300 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  
128904 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

DONALD & SHERYL L HALL, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36492

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0321158 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

LOT 12B EX 972 SQ FT  
42,558.0000 SQ.FT. & IMPS.  
BIRD LAWN

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-0321158 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  
128911 (12-21,12-28,1-4)

NOTICE

Carrie M. Ward, et. al.

6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

JOSE R. LAINEZ  
5011 60th Avenue  
Bladensburg, MD 20710

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-15632

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5011 60th Avenue, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2018, 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, 2018.

The report states the purchase price at the Foreclosure sale to be \$189,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128953 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

JESUS A MELENDEZ, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36502

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0081463 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

10301 45TH PL 1463.0000 SQ.FT. & IMPS.  
MONTPELIER  
VILLAGE

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0081463 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  
128906 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

Eddie Green, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36497

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3632882 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

20,341.0000 SQ.FT. & IMPS.  
XANDER SUB LOT 20

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-3632882 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  
128913 (12-21,12-28,1-4)

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.

Macel D. Lindsay  
3005 Curtis Drive  
Temple Hills, MD 20748

Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-20099

Notice is hereby given this 12th day of December, 2017, 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, 2018, 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, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$140,000.00. The property sold herein is known as 3005 Curtis Drive, Temple Hills, MD 20748.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128927 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

MARLENE H GALDOS, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36493

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0010462 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ.FT. & IMPS.  
CHERRY GLEN CONDO

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0010462 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  
128907 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

BABATUNDE ODUFUWA, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36489

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0074492 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 1-H 201 1,781.0000 SQ.FT. & IMPS.  
MARYLAND FARMS  
CON

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0074492 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  
128914 (12-21,12-28,1-4)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
DARRICK HENRY CHASE

Estate No.: 98798

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by GLENDAM. FREEMAN for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **January 23, 2018 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  
128965 (12-21,12-28)

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<div>BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555</div> <div>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</div> <div>4114 BYERS ST. CAPITOL HEIGHTS, MD 20743</div> <div>Under a power of sale contained in a certain Deed of Trust dated August 8, 2003 and recorded in Liber 18426, Folio 170 among the Land Records of Prince George's County, MD, with an original principal balance of \$87,091.00 and a current interest rate of 5.625%, 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</div> <div>JANUARY 3, 2018 AT 11:24 AM</div> <div>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.</div> <div>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.</div> <div>Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 148689-1)</div> <div>PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES</div> <div>Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees</div> <div>ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838</div> <div>128770(12-14,12-21,12-28)</div>	<div>BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555</div> <div>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</div> <div>12303 FLAMINGO LA. BOWIE, MD 20715</div> <div>Under a power of sale contained in a certain Deed of Trust dated September 24, 2012 and recorded in Liber 34594, Folio 128 among the Land Records of Prince George's County, MD, with an original principal balance of \$333,150.00 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</div> <div>JANUARY 3, 2018 AT 11:25 AM</div> <div>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.</div> <div>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.</div> <div>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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 317006-1)</div> <div>PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES</div> <div>Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees</div> <div>ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838</div> <div>128771(12-14,12-21,12-28)</div>	<div>BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555</div> <div>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</div> <div>5105 72ND AVE. HYATTSVILLE, MD 20784</div> <div>Under a power of sale contained in a certain Deed of Trust dated January 25, 2006 and recorded in Liber 24506, Folio 505 among the Land Records of Prince George's County, MD, with an original principal balance of \$222,600.00 and a current interest rate of 6.375%, 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</div> <div>JANUARY 3, 2018 AT 11:28 AM</div> <div>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.</div> <div>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.</div> <div>Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 317105-1)</div> <div>PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES</div> <div>Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees</div> <div>ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838</div> <div>128772(12-14,12-21,12-28)</div>

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LEGALS

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ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
OXON HILL HOLDINGS 2 LLC, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36958

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1314970 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLDG 2 UNIT 6750 C-1  
2,001.0000 SQ.FT. & IMPS.  
WILSON BRIDGE

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1314970 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  
128752 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
VINCENT HARRELL, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36053

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0499848 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3803 T 3  
1,693.0000 SQ.FT. & IMPS. MAR-LOW TOWERS COND

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 06-0499848 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

128810 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
FEDERAL NATIONAL MORTGAGE ASSOC., et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36603

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 19-2138519 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

4,740.0000 SQ.FT. EASTPINES  
BLK B PT LT 11 EQ 4740 SQ FT

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 19-2138519 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  
128805 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
KATHRYN P KLOVE, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36058

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1242056 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLDG 10 UNIT 7257  
3,182.0000 SQ.FT. & IMPS.  
ROSEDALE ESTATES C

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1242056 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

128811 (12-14,12-21,12-28)

LEGALS

NOTICE

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

Hyacinth M Shaw and  
Leonard M Shaw  
Defendants

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

CIVIL NO. CAEF 16-00003

ORDERED, this 6th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9803 Tulip Tree Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018 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 8th day of January, 2018, next.

The report states the amount of sale to be \$280,858.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk

128827 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
LAURA W SHUMATE, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36604

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2095545 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

6,6600.0000 SQ.FT. & IMPS.  
BEAVER HEIGHTS LOT 31  
BLK G

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-2095545 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  
128806 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
KATHY COVINGTON, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36623

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2003564 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,195.0000 SQ.FT. & IMPS. CENTRAL PARK CONDO UNIT 25

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-2003564 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

128812 (12-14,12-21,12-28)

NOTICE

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

Estate of Luis E. Vargas  
aka Luis Eduardo Vargas  
Defendant

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

CIVIL NO. CAEF 17-14763

ORDERED, this 6th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2905 Tremont Avenue, Chevyerly, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018 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 8th day of January, 2018, next.

The report states the amount of sale to be \$219,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk

128828 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
FINANCIAL HARVEST ENTERPRISES LLC, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36606

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2077881 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

6,850.0000 SQ.FT. & IMPS.  
MARYLAND PARK - FOW  
BLK 2 LOTS 20.21

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-2077881 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  
128807 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
BARBARA & LARRY SOLOMON, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36624

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1963685 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

4020.0000 SQ.FT. & IMPS.  
UNIVERSITY GARDENS  
LOT 48 BLK M

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1963685 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

128813 (12-14,12-21,12-28)

LEGALS

NOTICE

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

Thomas Patterson  
Defendant

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

CIVIL NO. CAEF 17-18709

ORDERED, this 4th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3008 Tanbark Lane, Bowie, Maryland 20715 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 8th day of January, 2018 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 8th day of January, 2018, next.

The report states the amount of sale to be \$249,280.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk

128829 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
CATHERINE A. CHAMBERS-DYER, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36051

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0505412 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLDG 3 UNIT 3926B  
1,189.0000 SQ.FT. & IMPS.  
STONEGATE CONDO-P

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 06-0505412 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  
128808 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
TEREFE SHIFERAW, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36629

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934439 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

981.0000 SQ.FT. & IMPS.  
PRESIDENTIAL TOWER  
UNIT 1711

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1934439 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

128814 (12-14,12-21,12-28)

NOTICE

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

Estate of Queen E. Jeffreys  
Defendant

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

CIVIL NO. CAEF 17-27860

ORDERED, this 7th day of December, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4507 Romlon Street 101, Beltsville, Maryland 20705 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 8th day of January, 2018 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 8th day of January, 2018, next.

The report states the amount of sale to be \$32,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk

128830 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
KEVIN M ANTRUM, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36052

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0282004 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

CHAPEL HILL (LAC PER SUR TRS 99) 1.4400 ACRES. & IMPS.

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 05-0282004 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  
128809 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
MAYRA ZAVALA & CARLOS CRUZ, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36630

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1885532 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,000.0000 SQ.FT. & IMPS.  
BEDFORD TOWNE COND  
BLDG 13 UNIT 7977-4

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1885532 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

128815 (12-14,12-21,12-28)

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.

Edith M. Jones  
1704 Rollins Place  
Capitol Heights, MD 20743

Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-26196

Notice is hereby given this 5th day of December, 2017, 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 5th day of January, 2018, 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 5th day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$150,803.90. The property sold herein is known as 1704 Rollins Place, Capitol Heights, MD 20743.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128794 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PENINNAH ANYANWU  
3210 Cherry Mill Drive  
Hyattsville, MD 20783-1039

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-22130

Notice is hereby given this 30th day of November, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3210 Cherry Mill Drive, Hyattsville, MD 20783-1039, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, 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 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$389,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128795 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

JOSEPH W. JAMES  
1404 Barnacle Geese Court  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-01395

Notice is hereby given this 1st day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1404 Barnacle Geese Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, 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 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$336,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128796 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

APRIL CARTER  
4205 Urn Street  
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-11683

Notice is hereby given this 1st day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4205 Urn 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 2nd day of January, 2018, 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 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$140,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128797 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MARY L. UNDERWOOD  
6107 Armor Drive  
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-20117

Notice is hereby given this 1st day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6107 Armor Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, 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 2nd day of January, 2018.

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  
128798 (12-14,12-21,12-28)

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 1st day of December, 2017, 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 2nd day of January, 2018, 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 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$71,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128799 (12-14,12-21,12-28)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

JOSE ESPINOZA SOTELO  
5100 Varnum Street  
Bladensburg, MD 20710

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-10259

Notice is hereby given this 1st day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5100 Varnum Street, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, 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 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$224,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128800 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ROBIN CHAPLIN  
JOSEPH CHAPLIN, JR.  
402 Dias Drive  
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-13223

Notice is hereby given this 1st day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 402 Dias Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, 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 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$213,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128801 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

TAWANNA D. POWELL  
4224 Applegate Lane  
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-04340

Notice is hereby given this 4th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4224 Applegate Lane, 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 4th day of January, 2018, 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 4th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$127,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128802 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LISA MARIE PARROTT  
SAUNDERS JEROME PARROTT  
2434 Nicol Circle  
Mitchellville, MD 20721

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-21437

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2434 Nicol Circle, Mitchellville, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$400,500.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128831 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CARLOS VICENTE  
6302 20th Avenue  
Hyattsville, MD 20783

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-06316

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6302 20th Avenue, 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 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$242,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128832 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHARLES GIBSON, JR.  
ALVA GIBSON  
6206 Tamara Court  
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-11686

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6206 Tamara Court, 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 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$216,750.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128833 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

Charles Parker, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36631

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1897941 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1,794.0000 SQ.FT. & IMPS.  
ADELPHI TERRACE CONDO-  
MINIUM UNIT 203 BLDG 9280

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1897941 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  
128816 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

MARIE CHARLOTIN &  
DARLYNE BENOIT, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36632

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1885110 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,000.0000 SQ.FT. & IMPS.  
BEDFORD TOWNE COND  
BLDG 9 UNIT 7969-10

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1885110 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  
128817 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

WILLIE Q GRAY, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36633

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1884170 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,000.0000 SQ.FT. & IMPS.  
BEDFORD TOWNE COND  
BLDG 1 UNIT 7951-8

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1884170 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  
128818 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

ALYSSA LAUREN FREDERICKS  
REV LIV TR, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36635

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-3864238 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1,979.0000 SQ.FT. & IMPS.  
THE ADDISON AT ST

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-3864238 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  
128819 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

TAMARA SADOWSKI, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36636

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2264042 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,840.0000 SQ.FT. & IMPS.  
FRENCHMANS CREEK C  
UNIT 2358

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 20-2264042 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



LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

MARGARET MAKINDE, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36638

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2240943 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1,918.0000 SQ.FT. & IMPS. CROLLAN GARDENS UNIT 5440-2

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 20-2240943 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

128822 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

STANLEY SNOWDEN & DEITRA HILL, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36959

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1273804 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3336-B-1 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1273804 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

128823 (12-14,12-21,12-28)

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

2500 MARKHAM LA. UNIT #6 LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated August 25, 2006 and recorded in Liber 27157, Folio 309 among the Land Records of Prince George’s County, MD, with an original principal balance of \$162,400.00 and a current interest rate of 7.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 9, 2018 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 described as follows: Residential Condominium Unit No. 6 in Building No. 2500 in The Markham View Condominiums, Prince George’s County, Maryland (the "Residential Unit"), Limited Common Element Parking Space(s) No. P-6, if any, Limited Common Element Storage Space(s) No. P-6, if any, and the Common Elements appurtenant thereto, pursuant to the Declaration of Condominium recorded in Liber 25592 at folio 631 et seq., among the Land Records of Prince George’s County, Maryland, and the Condominium Plat recorded in Condominium Plat Book 213, Page 97 et seq., among the Land Records of Prince George’s County, Maryland. For derivation of title, see Liber 18682 at folio 069 of the Prince George’s County Land Records. Tax ID 13-3794591. 2500 Markham Lane, Unit #6.

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. (Matter No. 140398-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10101 PRINCE PLACE, #102 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Esther C. Williams, dated May 30, 2008 and recorded in Liber 29784, Folio 156 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$182,800.36, and an original interest rate of 2.720%, 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 2, 2018 AT 11:00 AM.

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

128787 (12-14,12-21,12-28)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

IRENE B. HALL  
MELVIN M. HALL, SR.  
2805 Oxon Park Street  
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-11711

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2805 Oxon Park 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 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$132,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128834 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LATONYA Y. GREEN  
STEVEN M. GREEN  
2409 Fairlawn Street  
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-03291

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2409 Fairlawn 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 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128835 (12-14,12-21,12-28)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

STEVE L. MILES, SR.  
STEVONNA MILES  
1601 Old Drummer Boy Lane  
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-12549

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1601 Old Drummer Boy Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$273,600.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128836 (12-14,12-21,12-28)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LEANDER COOPER  
MARGARET L. COOPER  
1411 Birchwood Drive  
Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-25660

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1411 Birchwood Drive, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$165,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

128842 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

JOHN & DORRIS D MINGO, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36625

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1999135 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

8,000.0000 SQ.FT. & IMPS GR CAPITOL HEIGHTS BLK 48 LOTS 33.34.57.58

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-1999135 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

128727 (12-14,12-21,12-28)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

HENRY HOUSTON, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36925

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1272566 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3329-T-2 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1272566 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

128732 (12-14,12-21,12-28)

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7200 HAWTHORNE STREET HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Joseph Brown, dated August 15, 2006, and recorded in Liber 26026 at folio 626 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 2, 2018  
AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.6% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605397)

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

128780 (12-14,12-21,12-28)

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**

**9321 HOBART ST.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 14, 2008 and recorded in Liber 29810, Folio 166 among the Land Records of Prince George's County, MD, with an original principal balance of \$368,091.00 and a current interest rate of 6.375%, 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 3, 2018 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 162242-3)

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

128766 (12-14,12-21,12-28)

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**

**7330 SHADY GLEN TERR.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated February 16, 2007 and recorded in Liber 27469, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$200,100.00 and a current interest rate of 4.125%, 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 3, 2018 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 \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 26684-1)

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

128767 (12-14,12-21,12-28)

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**

**6500 WRANGELL RD.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated August 21, 2007 and recorded in Liber 28556, Folio 697 among the Land Records of Prince George's County, MD, with an original principal balance of \$356,000.00 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 3, 2018 AT 11:22 AM**

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 198470-1)

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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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128768 (12-14,12-21,12-28)

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LEGALS

**PRINCE GEORGE'S  
COUNTY GOVERNMENT**

BOARD OF LICENSE  
COMMISSIONERS

**NOTICE OF  
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 26-1103 of the Alcoholic Beverage Article of the Annotated Code of Maryland:

**Daisy's Grill Restaurant**  
Daisy's Grill Restaurant, Inc.  
Class B, Beer, Wine and Liquor  
8503 Oxon Hill Road  
Fort Washington, 20744

And

**El Sombbrero Tex-Mex Restaurant**  
El Sombbrero Tex-Mex Restaurant, Inc.  
Class B, Beer, Wine, and Liquor  
11510 Baltimore Avenue  
Beltsville, 20705

And

**t/a Hangar Club**  
Bucks-Up, Inc.  
Class B+, Beer, Wine, and Liquor  
6410 Old Branch Avenue  
Temple Hills, 20748

And

**t/a Andrew's Restaurant**  
Potts in the Kitchen, Inc.  
Class B(R), Beer, Wine, and Liquor  
6407 Suitland Road  
Suitland, 20746

A Public Hearing will be held on:

**January 10, 2018**  
7:00 p.m.  
9200 Basil Court  
Room 410  
Largo, Maryland 20774

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

**BOARD OF LICENSE COMMISSIONERS**  
(LIQUOR CONTROL BOARD)

Attest:  
Kelly Markomanolakis  
Administrative Assistant  
December 14, 2017

128964 (12-21,12-28)



LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774**, for **Safe Routes to Schools Program, Grant Years F & G** Contract Number **894-H (C)** will be received until January 26, 2018, at 10:15 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on December 26, 2017, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**
2. The estimated value of the Contract is classified with the letter designation “C” in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Maintenance of Traffic
10	TON	Aggregate for Maintenance of Traffic
50	EA	Drums for Maintenance of Traffic
120	UD	Arrow Panels
10	UD	Portable Variable Message Signs (PVMS)
22	EA	Adjust Water Meter / Gas Valve Covers
10	CY	Class 1 Excavation
21	CY	Removal of Existing Pavement & Sidewalk
560	SF	Graded Aggregate Base Course
173	TON	Hot Mix Asphalt for Pavement, Various Mixes
780	SY	Concrete Commercial & Residential Drive-way Entrance
745	LF	Thermoplastic Pavement Markings – Various Widths
2346	LF	Concrete Curb and Gutter – Various Types
14,700	SF	Concrete Sidewalk & Ramp
200	SY	Sodding
13	EA	Sheet Aluminum Signs with Hardware
1	EA	Naztec NEMA Size 6 Base Mounted Cabinet with Ethernet Signal
5	EA	12 Inch One-Way Three Section Signal Heads with Controls
2	EA	12 Inch One-Way Four Section Signal Heads with Controls
2	EA	12 Inch One-Way Five Section Signal Heads with Controls
12	EA	16 Inch One Section Countdown Pedestrian Signal Head
12	EA	Audible Pedestrian Pushbutton Assembly and Sign
1	EA	Electrical Utility Service Equipment
2	EA	Aldis Grid Smart Video Detection System
300	LF	Dielectric Loose Tube Single Mode Fiber Optic Cable
4	EA	27 Foot Steel Pole with Mast Arm
12	EA	10 Foot Breakaway Pedestal Pole with Aluminum T-Base
9	EA	Handbox – Various Sizes
3	EA	120 Watt LED Luminaire with 20-Foot Arm
1	EA	CCTV Camera and Accessories
1	EA	Tarficon Video Detection Camera

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked **“Safe Routes to Schools Program, Grant Years F & G - Contract Number 894-H (C)”**
4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on January 11, 2018, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.
5. This project requires 8% DBE subcontracting.

- By Authority of -  
Rushern L. Baker, III  
County Executive

128962 (12-21,12-28,1-4)

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774**, for **Replacement of Bridge No. P-0189 Sunnyside Avenue over Indian Creek, Contract Number 901-H (G)**, will be received until February 2, 2018, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of One Hundred Seventy Five Dollars (\$175.00) will be charged for the purchase of the contract documents, which are available for review on December 26, 2017, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**
2. The estimated value of the Contract is classified with the letter designation “G” in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

UNIT	QUANTITY	DESCRIPTION
LS	1	MAINTENANCE OF TRAFFIC
TON	19	HOT MIX ASPHALT (HMA) FOR MAINTENANCE OF TRAFFIC
CY	4,768	CLASS 1 EXCAVATION
CY	16,483	BORROW EXCAVATION
LF	161	NINETEEN INCH (19") BY THIRTY INCH (30") REINFORCED CONCRETE PIPE (RCP), CLASS IV
LS	1	SUBMERGED GRAVEL WETLAND NO. 1
LS	1	SUBMERGED GRAVEL WETLAND NO. 2
CY	5,040	STRUCTURE EXCAVATION (CLASS 3)
LS	1	REMOVAL OF EXISTING STRUCTURE
LF	2,765	STEEL HP12X53 BEARING PILES
LF	5,050	EIGHTEEN INCH (18") CONCRETE FILLED STEEL PIPE PILES
EA	8	DYNAMIC PILE MONITORING & CAPWAP ANALYSIS
LS	1	FOOTING CONCRETE
LS	1	SUBSTRUCTURE CONCRETE
LS	1	SUPERSTRUCTURE CONCRETE
LS	1	PRECAST PRESTRESSED CONCRETE SLABS
LF	879	BRIDGE METAL RAILING
LS	1	APPROACH SLAB AND SLEEPER
EA	476	ELASTOMERIC BEARING
LF	728	FIBERGLASS JACKET FOR PIER PILES
LF	138	STRIP SEAL EXPANSION JOINT
LS	1	TEMPORARY RETAINING WALL

LEGALS

SY	12,374	SIX INCH (6") GRADED AGGREGATE BASE
TON	2,746	SUPERPAVE ASPHALT 25.0MM FOR BASE, PG 64-22, LEVEL 2
TON	124	SUPERPAVE ASPHALT 19.0MM FOR BASE, PG 64-22, LEVEL 2
LF	3000	FIVE INCH (5") WHITE PERMANENT PAVEMENT MARKINGS
LF	2850	FIVE INCH (5") YELLOW PERMANENT PAVEMENT MARKINGS
LF	2317	PRINCE GEORGE'S COUNTY CONCRETE CURB AND GUTTER (STD. NO. 300.01)
SF	11,720	FIVE INCH (5") CONCRETE SIDEWALK
LF	2,153	GALVANIZED TRAFFIC BARRIER W BEAM USING EIGHT FOOT (8') POSTS (STD. MD 605.22)
EA	3	EIGHT INCH (8") LED VEHICULAR TRAFFIC SIGNAL HEAD SECTION
EA	31	TWELVE INCH (12") LED VEHICULAR TRAFFIC SIGNAL HEAD SECTION
EA	2	SIXTEEN INCH (16") LED COUNTDOWN PEDESTRIAN SIGNAL HEAD
EA	2	AUDIBLE TACTILE PEDESTRIAN PUSH-BUTTON STATION AND SIGN
LF	315	FOUR INCH (4") SCHEDULE 80 RIGID PVC CONDUIT-BORED
EA	2	VIDEO DETECTION CAMERA
EA	2	STEEL POLE WITH A SINGLE 50 FOOT MAST ARM
EA	1	TWENTY FOOT (20') LIGHTING ARM ON SIGNAL STRUCTURE
EA	1	SIZE 'S' CABINET WITH CONTROLLER AND VIDEO INTERFACE EQUIPMENT: 1-8 CAMERAS
LS	1	RELOCATION OF WSSC EIGHT INCH (8") SEWER PIPE
LS	1	RELOCATION OF USDA TWELVE INCH (12") WATER MAIN
LS	1	RELOCATION OF UNDERGROUND FIBER OPTIC

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked **“Replacement of Bridge No. P-0189 Sunnyside Avenue over Indian Creek, Contract No. 901-H (G).”**

4. This is a Federal Aid Project. The County Minority Bonus Point Allocation Program, as per Section 1.26 (C) at Part I, Instruction To Bidders, shall not be used to determine the award of this Contract.

5. This is a Federal Aid Project. The County-Based Business Preference, as per Section 1.26 (E), at Part I, Instructions to Bidders, shall not be used to determine the award of this Contract.

6. The contract shall be awarded to the responsible and responsive bidder whose bid meets the requirements and evaluation criteria set forth in the invitation for bid in all material respects, and has either the lowest bid price or lowest evaluated bid price.

7. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on January 16, 2018, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

8. This project requires 12% MBE subcontracting.

- By Authority of -  
Rushern L. Baker, III  
County Executive

128958 (12-21,12-28,1-4)

MARYLAND DEPARTMENT OF THE ENVIRONMENT  
AIR AND RADIATION ADMINISTRATION

NOTICE OF INTENT TO ISSUE A  
PART 70 OPERATING PERMIT  
OPPORTUNITY TO SUBMIT WRITTEN COMMENTS  
OR TO REQUEST A PUBLIC HEARING

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of the application for a Title V (Part 70) Operating Permit submitted by Prince George’s County Government for the Sandy Hill Creative Disposal Project, located in Bowie, MD. The facility consists of a municipal solid waste landfill which includes a landfill gas collection system, a blower, a gas treatment system and two candlestick flares.

The applicant is represented by:

Ms. Marilyn R. Rybak, Acting Associate Director  
Prince George’s County Department  
Waste Management Division  
3500 Brown Station Road  
Upper Marlboro, MD 20774

The Department has prepared a draft Part 70 Operating Permit and is now ready to receive public comment. A docket containing the application, draft permit, fact sheet and other supporting documentation is available for review. Ask for Docket # 24-033-01862 at the following locations during normal business hours:

Prince George’s County Memorial Library  
Bowie Branch  
15210 Annapolis Road  
Bowie, MD 20715

Maryland Department of the Environment  
Air and Radiation Administration  
1800 Washington Boulevard  
Baltimore, Maryland 21230-1720

Interested persons may submit written comments or request a public hearing on the draft permit. Written comments must be received by the Department no later than 30 days from the date of this notice. Requests for a public hearing must be submitted in writing and must also be received by the Department no later than 30 days from the date of this notice.

Comments and requests for a public hearing will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

A Request for public hearing shall include the following:

- 1) The name, mailing address, and telephone number of the person making the request;
- 2) The names and addresses of any other persons for whom the person making the request is representing; and
- 3) The reason why a hearing is requested, including the air quality concern that forms the basis for the request and how this concern relates to the person making the request.

All written comments and requests for a public hearing should be directed to the attention of Ms. Shannon Heafey, Air Quality Permits Program, Air and Radiation Administration, 1800 Washington Boulevard Suite 720, Baltimore, Maryland 21230-1720.

Further information may be obtained by calling Ms. Shannon Heafey, Title V Coordinator, Air Quality Permits Program, Air and Radiation Administration at (410) 537-4433.

128955 (12-21)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC	Plaintiff,
v.	
TAWANA M GERON, et. al.	Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36490

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0058875 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

AMENDMENT 3/19/87 1,500,0000  
SQ.FT. & IMPS. INDIAN CREEK  
PLAT LOT 84 BLK C

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 01-0058875 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  
128915 (12-21,12-28,1-4)

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.

Abraham J. Smith

AND

Frances S. Kpundeh

13720 Pine Needle Court  
Upper Marlboro, MD 20772  
Defendants

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 17-06299

Notice is hereby given this 12th day of December, 2017, 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, 2018, 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, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$406,644.19. The property sold herein is known as 13720 Pine Needle Court, Upper Marlboro, MD 20772.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128942 (12-21,12-28,1-4)

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.

Cephas R. Vaughn

AND

Thomasine L. Vaughn

822 Chillum Road  
Hyattsville, MD 20783  
Defendants

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 17-16703

Notice is hereby given this 12th day of December, 2017, 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, 2018, 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, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$259,000.00. The property sold herein is known as 822 Chillum Road, Hyattsville, MD 20783.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128943 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC	Plaintiff,
v.	
ZENITH PROPERTIES LLC, et. al.	Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36491

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0293209 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

L29231 F308 RERCRD 12/17/09  
L31265 F429 20,055.0000 SQ.FT. &  
IMPS. ACCOKEEK GARDENS  
LOT 3 BLK B

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 05-0293209 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  
128916 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC	Plaintiff,
v.	
KIERA D ELLERBE, et. al.	Defendants.

IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 17-36500

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-2810034 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,561.0000 SQ.FT. & IMPS.  
KINGS COUNCIL CON

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

It is thereupon this 11th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of February 2018, and redeem the property with Parcel Identification Number 03-2810034 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  
128917 (12-21,12-28,1-4)

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

LEGALS

File No. 16-PG-AL-4553

ORDER OF PUBLICATION

MTAG as Custodian for ATCF II  
C/o William M. O'Connell, Esquire  
Law Office of William M.  
O'Connell, LLC  
124 South Street, Suite 4  
Annapolis, MD 21401  
Tel. (410) 230-1800,

Plaintiff

vs.

Tom Chen aka Szu Han Chen, and  
Sum Yeung, and  
Prince George's County, Maryland,

And

All other persons having or claim-  
ing to have an interest in the prop-  
erty situate and lying in Prince  
George's County and known as:

Branch Ave  
Suitland, MD 20746

Legal Description: 'Being all of Par-  
cel A as shown on Plat of subdivi-  
sion entitled 'Fleishman's Village'  
Account ID: 06-551051  
Deed Ref.: 36189/410  
Assessed to: Chen, Tom, a/k/a Szu  
& Sum Yueng,

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 17-36601

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

Branch Ave, Suitland, MD 20746

Legal Description: 'Being all of Par-  
cel A as shown on Plat of subdivi-  
sion entitled 'Fleishman's Village'  
Account ID: 06-551051  
Deed Ref.: 36189/410  
Assessed to: Chen, Tom, a/k/a Szu  
& Sum Yueng

The Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not been  
paid, although more than six (6)  
months from the date of sale has ex-  
pired.  
It is thereupon this 4th day of De-  
cember, 2017, by the Circuit Court  
for Prince George's County;  
ORDERED, that notice be given  
by the insertion of a copy of this  
Order in a newspaper having a gen-  
eral circulation in Prince George's  
County once a week for three suc-  
cessive weeks, before the 29th day  
of December, 2017, warning all per-  
sons interested in the said prop-  
erties to be and appear in this Court  
by the 6th day of February, 2018 and  
redeem the Property, and answer the  
Complaint, or thereafter a final  
judgment will be rendered foreclos-  
ing all rights of redemption in this  
Property and vesting in the Plaintiff  
a title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128725 (12-14,12-21,12-28)

Diane S. Kotkin, Esq.  
Offit Kurman  
50 Carroll Creek Way, Suite 340  
Frederick, MD 21701  
240-772-5200

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
KENNETH D. ALCORN

Notice is given that Janet Peake,  
whose address is 7301 Bramblebush  
Terrace, Laurel, MD 20707, was on  
November 21, 2017 appointed Per-  
sonal Representative of the estate of  
Kenneth D. Alcorn who died on Oc-  
tober 16, 2017 with a will.  
Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.  
All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 21st day of  
May, 2018.  
Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed on or before the earlier of the  
following dates:  
(1) Six months from the date of the  
decedent's death, except if the deced-  
ent died before October 1, 1992,  
nine months from the date of the  
decedent's death; or  
(2) Two months after the personal  
representative mails or otherwise  
delivers to the creditor a copy of this  
published notice or other written  
notice, notifying the creditor that  
the claim will be barred unless the  
creditor presents the claims within  
two months from the mailing or  
other delivery of the notice.  
A claim not presented or filed on  
or before that date, or any extension  
provided by law, is unenforceable  
thereafter. Claim forms may be ob-  
tained from the Register of Wills.

JANET PEAKE  
Personal Representative

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

Estate No. 108430  
128707 (12-7,12-14,12-21)

File No. 16-PG-MG-4591

ORDER OF PUBLICATION

MTAG as Custodian for MGD-MD  
LLC  
C/o William M. O'Connell, Esquire  
Law Office of William M.  
O'Connell, LLC  
124 South Street, Suite 4  
Annapolis, MD 21401  
Tel. (410) 230-1800,

Plaintiff

vs.

Kola A. Sunday, and  
First Savings Mortgage Corpora-  
tion, a Virginia Corporation, Lender,  
and  
Larry F. Pratt, Trustee, and  
Deutsche Bank National Trust Com-  
pany, as Trustee, in trust for the reg-  
istered holders of Morgan Stanley  
ABS Capital I Inc. Trust 2007-HE6,  
Mortgage, and  
Mortgage Electronic Registration  
System, Inc. ('MERS'), Nominee  
Beneficiary, and  
Mark H. Wittstadt, Substitute  
Trustee, and  
Gerard Wm. Wittstadt, Jr., Substi-  
tute Trustee, and  
Prince George's County, Maryland,

And

All other persons having or claim-  
ing to have an interest in the prop-  
erty situate and lying in Prince  
George's County and known as:

3142 Brinkley Rd Unit 6 302  
Temple Hills, MD 20748

Legal Description: Unit numbered  
302, in Building numbered 6, of a  
plan condominium entitled 'HUNT-  
CREST CONDOMINIUM'  
Account ID: 12-1333582  
Deed Ref.: 20335/680  
Assessed to: Sunday Kola O,

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 17-36602

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

3142 Brinkley Rd Unit 6 302,  
Temple Hills, MD 20748

Legal Description: Unit numbered  
302, in Building numbered 6, of a  
plan condominium entitled 'HUNT-  
CREST CONDOMINIUM'  
Account ID: 12-1333582  
Deed Ref.: 20335/680  
Assessed to: Sunday Kola O

The Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not been  
paid, although more than six (6)  
months from the date of sale has ex-  
pired.  
It is thereupon this 4th day of De-  
cember, 2017, by the Circuit Court  
for Prince George's County;  
ORDERED, that notice be given  
by the insertion of a copy of this  
Order in a newspaper having a gen-  
eral circulation in Prince George's  
County once a week for three suc-  
cessive weeks, before the 29th day  
of December, 2017, warning all per-  
sons interested in the said prop-  
erties to be and appear in this Court  
by the 6th day of February, 2018 and  
redeem the Property, and answer the  
Complaint, or thereafter a final  
judgment will be rendered foreclos-  
ing all rights of redemption in this  
Property and vesting in the Plaintiff  
a title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128726 (12-14,12-21,12-28)

Chester H. Hobbs IV  
Bodie Dolina, Hobbs, Friddell &  
Grenzer, P.C.  
305 Washington Avenue, Suite 300  
Towson, MD 21204  
410-823-1250

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY S. EDWARDS

Notice is given that Sandra Jost,  
whose address is 5 Ryegate Way,  
Lumberton, NJ 08048, was on No-  
vember 29, 2017 appointed Personal  
Representative of the estate of Mary  
S. Edwards who died on May 27,  
2017 with a will.  
Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.  
All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 29th day of  
May, 2018.  
Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed on or before the earlier of the  
following dates:  
(1) Six months from the date of the  
decedent's death, except if the deced-  
ent died before October 1, 1992,  
nine months from the date of the  
decedent's death; or  
(2) Two months after the personal  
representative mails or otherwise  
delivers to the creditor a copy of this  
published notice or other written  
notice, notifying the creditor that  
the claim will be barred unless the  
creditor presents the claims within  
two months from the mailing or  
other delivery of the notice.  
A claim not presented or filed on  
or before that date, or any extension  
provided by law, is unenforceable  
thereafter. Claim forms may be ob-  
tained from the Register of Wills.

SANDRA JOST  
Personal Representative

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

Estate No. 107443  
128708 (12-7,12-14,12-21)

LEGALS

ERIK W YODER, SUB. TRUSTEE

And

THE STATE OF MARYLAND

And

PRINCE GEORGE'S COUNTY

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

Property Address: 6729 Vermont  
Ct., Landover, MD 20785  
Account Number: 13 1569284  
Description: 5,458.0000 Sq. Ft. &  
Imps. Kent Village Lot 18 Blk D  
Assmt: \$117,500  
Liber/Folio: 14485/535  
Assessed To: Striggles Gloria E

In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 17-35969

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

Property Address: 6729 Vermont  
Ct., Landover, MD 20785  
Account Number: 13 1569284  
Description: 5,458.0000 Sq. Ft. &  
Imps. Kent Village Lot 18 Blk D  
Assmt: \$117,500  
Liber/Folio: 14485/535  
Assessed To: Striggles Gloria E

The Complaint states, among other  
things, that the amounts necessary  
for redemption have not been paid,  
although more than six (6) months  
from the date of sale has expired.  
It is thereupon this 4th day of De-  
cember, 2017, by the Circuit Court  
for Prince George's County;  
ORDERED, that notice be given by  
the insertion of a copy of this Order  
in the Prince George's Post, a news-  
paper having a general circulation in  
Prince George's County, once a week  
for three successive weeks on or be-  
fore the 29th day of December, 2017,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 6th day of Febru-  
ary, 2018, and redeem the Property,  
and answer the Complaint, or there-  
after a final judgment will be ren-  
dered foreclosing all rights of redem-  
ption in this Property and vesting in  
the Plaintiff a title, free and clear of  
all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128723 (12-14,12-21,12-28)

Chester H. Hobbs IV  
Bodie Dolina, Hobbs, Friddell &  
Grenzer, P.C.  
305 Washington Avenue, Suite 300  
Towson, MD 21204  
410-823-1250

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LOUIS GANTZ

Notice is given that Charles  
Gantz, whose address is 12834 Hol-  
iday Lane, Bowie, MD 20716, was  
on December 4, 2017 appointed per-  
sonal representative of the small es-  
tate of Louis Gantz, who died on  
November 8, 2017 without a will.  
Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.  
All persons having any objection  
to the appointment shall file their  
objections with the Register of Wills  
within 30 days after the date of pub-  
lication of this Notice. All persons  
having an objection to the probate of  
the will shall file their objections  
with the Register of Wills within six  
months after the date of publication  
of this Notice.  
All persons having claims against  
the decedent must serve their claims  
on the undersigned personal repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the un-  
dersigned on or before the earlier of  
the following dates:  
(1) Six months from the date of the  
decedent's death, except if the deced-  
ent died before October 1, 1992,  
nine months from the date of deced-  
ent's death; or  
(2) Thirty days after the personal  
representative mails or otherwise de-  
livers to the creditor a copy of this  
published notice or other written no-  
tice, notifying the creditor that the  
claims will be barred unless the cred-  
itor presents the claim within thirty  
days from the mailing or other deliv-  
ery of the notice.  
Any claim not served or filed  
within that time, or any extension  
provided by law, is unenforceable  
thereafter.

CHARLES GANTZ  
Personal Representative

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

Estate No. 108542  
128967 (12-21)

File No. 16-PG-AL-4549

ORDER OF PUBLICATION

MTAG as Custodian for ATCF II  
C/o William M. O'Connell, Esquire  
Law Office of William M.  
O'Connell, LLC  
124 South Street, Suite 4  
Annapolis, MD 21401  
Tel. (410) 230-1800,

Plaintiff

vs.

Dorothy Peck, and  
Prince George's County, Maryland,

And

All other persons having or claim-  
ing to have an interest in the prop-  
erty situate and lying in Prince  
George's County and known as:

7704 Hanover Pkwy #38  
Greenbelt, MD 20770

Legal Description: Unit Numbered  
38 in a Horizontal Property Regime  
known as 'GREENBRIAR CONDO-  
MINIUM-PHASE I'  
Account ID: 21-2332393  
Deed Ref.: 6640/148  
Assessed to: Peck, Dorothy

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 17-36600

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

7704 Hanover Pkwy #38,  
Greenbelt, MD 20770

Legal Description: Unit Numbered  
38 in a Horizontal Property Regime  
known as 'GREENBRIAR CONDO-  
MINIUM-PHASE I'  
Account ID: 21-2332393  
Deed Ref.: 6640/148  
Assessed to: Peck, Dorothy

The Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not been  
paid, although more than six (6)  
months from the date of sale has ex-  
pired.  
It is thereupon this 4th day of De-  
cember, 2017, by the Circuit Court  
for Prince George's County;  
ORDERED, that notice be given  
by the insertion of a copy of this  
Order in a newspaper having a gen-  
eral circulation in Prince George's  
County once a week for three suc-  
cessive weeks, before the 29th day  
of December, 2017, warning all per-  
sons interested in the said prop-  
erties to be and appear in this Court  
by the 6th day of February, 2018 and  
redeem the Property, and answer the  
Complaint, or thereafter a final  
judgment will be rendered foreclos-  
ing all rights of redemption in this  
Property and vesting in the Plaintiff  
a title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
128724 (12-14,12-21,12-28)

CASSANDRA BATES  
Personal Representative

CASSANDRA BATES  
Personal Representative

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

Estate No. 108587  
128851 (12-14,12-21,12-28)

The  
Prince  
George's  
Post  
Newspaper  
Call  
301-627-0900  
or  
Fax  
301-627-6260

LEGALS

OFFICIAL NOTICE

ELECTION DAY for the TOWN OF UPPER MARLBORO

The Town of Upper Marlboro will hold a general election to elect three res-  
idents to the Board of Town Commissioners for the 2018–2019 term of office  
on Monday January 8, 2018 from 1:00 pm to 8:00 pm at the Town Hall, 14211  
School Lane, Upper Marlboro MD 20772. Only qualified voters who live  
within the corporate limits of The Town of Upper Marlboro are eligible to  
vote in this election. More info at: www.uppermarlboromd.gov. —Town of  
Upper Marlboro; By: M. David Williams, Town Clerk.

128968 (12-21,1-4)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EDWARD BATES SR

Notice is given that Cassandra  
Bates, whose address is 2505 Shady-  
side Avenue, Suitland, MD 20746,  
was on December 8, 2017 appointed  
Personal Representative of the es-  
tate of Edward Bates Sr, who died  
on November 25, 2017 without a  
will.  
Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.  
All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 8th day of  
June, 2018.  
Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed, on or before the earlier of the  
following dates:  
(1) Six months from the date of the  
decedent's death, except if the deced-  
ent died before October 1, 1992,  
nine months from the date of the  
decedent's death; or  
(2) Two months after the personal  
representative mails or otherwise  
delivers to the creditor a copy of this  
published notice or other written  
notice, notifying the creditor that  
the claim will be barred unless the  
creditor presents the claims within  
two months from the mailing or  
other delivery of the notice.  
A claim not presented or filed on  
or before that date, or any extension  
provided by law, is unenforceable  
thereafter. Claim forms may be ob-  
tained from the Register of Wills.

CASSANDRA BATES  
Personal Representative

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

Estate No. 108587  
128851 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CARLTON HILL

Notice is given that Rosette Jack-  
son Hill, whose address is 970 Cen-  
tral Hills Lane, Hyattsville, MD  
20785, was on November 28, 2017  
appointed Personal Representative  
of the estate of Carlton Hill, who  
died on February 15, 2016 without a  
will.  
Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.  
All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 28th day of  
May, 2018.  
Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed, on or before the earlier of the  
following dates:  
(1) Six months from the date of the  
decedent's death, except if the deced-  
ent died before October 1, 1992,  
nine months from the date of the  
decedent's death; or  
(2) Two months after the personal  
representative mails or otherwise  
delivers to the creditor a copy of this  
published notice or other written  
notice, notifying the creditor that  
the claim will be barred unless the  
creditor presents the claims within  
two months from the mailing or  
other delivery of the notice.  
A claim not presented or filed on  
or before that date, or any extension  
provided by law, is unenforceable  
thereafter. Claim forms may be ob-  
tained from the Register of Wills.

ROSETTE JACKSON HILL  
Personal Representative

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

Estate No. 102423  
128966 (12-21,12-28,1-4)



LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
CLEVELAND & CAROL WILLIAMS, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36962

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1334069 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLDG 10 UNIT 102 T-DT S/B 08/31/04 L20243 F140 2006 EAI-X TR 2,336.0000 SQ.FT. & IMPS. HUNTCREST CONDOMIN

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1334069 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  
128746 (12-14,12-21,12-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
NANCY ELIZABETH DYSON

Notice is given that Lillian A Cooksey, whose address is 11516 Chesley Court, Bowie, MD 20721, was on November 21, 2017 appointed personal representative of the small estate of Nancy Elizabeth Dyson, who died on August 23, 2017 without a will.

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

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

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

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

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

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

LILLIAN A COCKSEY  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 108418  
128959 (12-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
JAMES R FRIDIE III, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36963

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1385152 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 5-108 BLDG 5 2,653.0000 SQ.FT. & IMPS. PINES CONDOMINIUM

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 13-1385152 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  
128747 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
ROBERT WILLINGHAM YANCEY JR

Notice is given that Angela Yancey, whose address is 4405 Grazing Way, Upper Marlboro, MD 20772, was on December 5, 2017 appointed Personal Representative of the estate of Robert Willingham Yancey Jr, who died on November 18, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of June, 2018.

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.

ANGELA YANCEY  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 108478  
128793 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
KENNETH D PETERSON, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36956

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1288919 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

7,442.0000 SQ.FT. & IMPS. NORTH BARNABY-ADD LOT 3 BLK E

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1288919 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  
128748 (12-14,12-21,12-28)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
GARCIA FERNANDEZ HILL

Notice is given that Aaron X Hill, whose address is 11215 Legato Way, Silver Spring, MD 20901, was on December 12, 2017 appointed Personal Representative of the estate of Garcia Fernandez Hill, who died on October 17, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 12th day of June, 2018.

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.

AARON X HILL  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 108620  
128960 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
WAYNE R MEACHUM, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36955

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1296664 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

1481 POTOMAC HEIGHTS DR 3,736.0000 SQ.FT. & IMPS. PINWOOD HILL

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1296664 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  
128749 (12-14,12-21,12-28)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
LARRY DALE FOSTER

Notice is given that Keith Foster, whose address is 8501 Oak Drive, Brandywine, MD 20613, was on December 8, 2017 appointed Personal Representative of the estate of Larry Dale Foster, who died on November 27, 2017 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of June, 2018.

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.

KEITH FOSTER  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 108579  
128852 (12-14,12-21,12-28)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
NATOSHA BRICE, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36954

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1272103 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3317-C2 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1272103 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  
128750 (12-14,12-21,12-28)

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.

Charles B. Kirkland

AND

Andrea M. Kirkland

2405 Dorchester Road  
Upper Marlboro, MD 20774

Defendants

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-18643

Notice is hereby given this 30th day of November, 2017, 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 2nd day of January, 2018, 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 2nd day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$230,452.00. The property sold herein is known as 2405 Dorchester Road, Upper Marlboro, MD 20774.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128706 (12-7,12-14,12-21)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ANTONIO D. JOHNSON  
NICOLE L. JOHNSON  
6803 Tall Oak Drive  
Temple Hills, MD 20748  
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-16744

Notice is hereby given this 12th day of December, 2017, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6803 Tall Oak 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 12th day of January, 2018, 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, 2018.

The report states the purchase price at the Foreclosure sale to be \$211,100.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128950 (12-21,12-28,1-4)

ORDER OF PUBLICATION

THORNTON MELLON LLC  
v.  
TESHOME TSEGAYE, et. al.  
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY  
Case No.: CAE 17-36957

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1314939 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLDG 2 UNIT 6750 A-1 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1314939 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  
128751 (12-14,12-21,12-28)

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.

James R. Watkins,  
a/k/a James R. Watkins, Jr.

AND

Gwendolyn E. Watkins

6612 Elkton Terrace  
Brandywine, MD 20613  
Defendants

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-17872

Notice is hereby given this 30th day of November, 2017, 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 2nd day of January, 2018, 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 2nd day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$256,880.00. The property sold herein is known as 6612 Elkton Terrace, Brandywine, MD 20613.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128705 (12-7,12-14,12-21)

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.

Helen Ballard  
a/k/a Helen Elizabeth  
Foster-Ballard  
8333 Canning Terrace  
Greenbelt, MD 20770  
Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-18692

Notice is hereby given this 8th day of December, 2017, 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 8th day of January, 2018, 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 8th day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$309,364.43. The property sold herein is known as 8333 Canning Terrace, Greenbelt, MD 20770.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
128855 (12-21,12-28,1-4)

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LEGALS

ENACTED BILLS

COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND

**CB-3-2017 (DR-4) - AN ACT CONCERNING VOLUNTEER FIRE-FIGHTERS** for the purpose of amending the Code to provide for a medical presumption of occupational disease for Volunteer Firefighters and a Blanket Life and Accident Insurance Policy, increasing death benefits, and generally relating to benefits for members of the County’s volunteer fire departments and rescue squads. **ENACTED: 11/14/2017; UNSIGNED: 12/13/2017; EFFECTIVE: 1/29/2018**

**CB-14-2017 (DR-3) - AN ACT CONCERNING SECONDHAND AND PAWN DEALERS** for the purpose of repealing the requirement that a pawn dealer or secondhand precious metal objects dealer pay a transaction fee and requiring that secondhand dealers pay a transaction fee to submit an electronic report required pursuant to State law, providing for a certain effective date, and generally relating to pawn dealers, secondhand dealers and secondhand precious metal objects dealers. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: TO BE DETERMINED AT A LATER DATE**

**CB-62-2017 (DR-3) - AN ACT CONCERNING LANGUAGE ACCESS FOR PUBLIC SERVICES** for the purpose of providing enhanced language access services to the residents of Prince George’s County who cannot or have limited capacity to speak, read or write English. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-73-2017 - AN ACT CONCERNING MOUNT VERNON HISTORIC VIEWSHED** for the purpose of requiring certain disclosure of any recorded easements from the National Park Service for properties located in the Mount Vernon Historic Viewshed in contracts for sale of such properties. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-78-2017 (DR-2) - AN ACT CONCERNING MULTIFAMILY RENTAL FACILITIES - RECYCLING** for the purpose of requiring certain multifamily rental facilities that provide trash chutes to also provide separate trash recycling chutes and generally relating to recycling. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-85-2017 (DR-2) - AN ACT CONCERNING LANDLORD TENANT - RETALIATORY ACTION** for the purpose of adopting a landlord-tenant anti-retaliation statute and generally relating to landlord-tenant relations. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-87-2017 (DR-2) - AN ACT CONCERNING EARNED SICK AND SAFE LEAVE** for the purpose of requiring certain employers in the County to provide earned sick and safe leave to certain employees working in the County due to domestic violence, sexual assault, or stalking; provide enforcement by the Human Relations Commission; and generally regulating the sick and safe leave benefits provided to an employee working in the County for certain employers. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: TO BE DETERMINED AT A LATER DATE**

**CB-89-2017 - AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS** for the purpose of authorizing and empowering Prince George’s County, Maryland to issue and sell an amount not to exceed Three Hundred Thirty Six Million Sixty Five Thousand Dollars (\$336,065,000) in aggregate principal amount of general obligation bonds with serial maturities, including mandatory sinking fund installments in lieu of serial maturities, for the purpose of providing funds for financing in whole or in part costs of the planning, construction, reconstruction, establishment, extension, enlargement, demolition, improvement or acquisition of certain capital projects set forth in the capital budget of the County for the fiscal year ending June 30, 2018, or usable portions thereof, including describing the capital projects to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs and probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at public sale; declaring the County’s official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds and the proceeds of bonds previously issued by an act of the County; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing and empowering the County to issue and sell an amount not to exceed Three Hundred Thirty Six Million Sixty Five Thousand Dollars (\$336,065,000) in general obligation bond anticipation notes in anticipation of the issuance and sale of the bonds authorized hereby; providing for the issuance of such bond anticipation notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds authorized hereby in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; pledging the full faith and credit and taxing power of the County to the payment of such bond anticipation notes and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and covenanting to issue the bonds in anticipation of which such notes are issued; authorizing and empowering the County to issue, sell and deliver general obligation refunding bonds for the purpose of refunding all or a part of the bonds authorized hereby in an aggregate principal amount not to exceed 150% of the outstanding principal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of such refunding bonds and the interest on such refunding bonds, when due, and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such refunding bonds when due; showing compliance with the limitations on the power of the County to incur indebtedness; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation bonds, bond anticipation notes and refunding bonds authorized by this Act. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-91-2017 (DR-2) - AN ACT CONCERNING MULTIFAMILY RENTAL FACILITIES - CIVIL FINES** for the purpose of providing for the imposition of civil fines and penalties for violations of the Housing Code; and generally regarding multifamily rental facilities. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-98-2017 - (SUBDIVISION BILL) - AN ACT CONCERNING VALIDITY PERIODS FOR PRELIMINARY PLANS** of Subdivision for the purpose of temporarily extending the validity periods of all approved applications for Preliminary Plans of Subdivision that were in a valid status as of January 1, 2017. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 12/7/2017**

**CB-104-2017 (DR-3) - AN ACT CONCERNING BUSINESSES AND LICENSES - PUBLIC DANCES - BANQUET HALLS AND CATERING ESTABLISHMENTS** for the purpose of amending the County Code regulations and licensing requirements applicable to banquet hall, catering establishment, and dance hall uses under certain specified circumstances in furtherance of the public safety, health, and welfare of the citizens and residents of Prince George’s County, Maryland. **ENACTED: 11/14/2017; SIGNED: 12/12/2017; EFFECTIVE: 1/29/2017**

**CB-105-2017 - AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS** for the purpose of authorizing and empowering Prince George’s County, Maryland to issue and sell an amount not to exceed Eighty Million Six Hundred Ninety Thousand Dollars (\$80,690,000) in aggregate principal amount of general obligation stormwater manage-

LEGALS

ment bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition or purchase of certain capital projects set forth in the capital budget of the County for the fiscal year ending June 30, 2018, constituting facilities (including without limitation any land, interest in land or equipment) for the control and disposition of storm and surface waters, including floodproofing, flood control or navigation programs and other stormwater programs and systems, environmental restoration and/or wetlands construction, and the protection, conservation, creation and acquisition of certain property described in the Maryland Annotated Code Environment Article consistent with federal and Maryland laws and regulations on the subject of nontidal and private wetlands, as applicable, including describing the capital projects to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof; prescribing or providing for the procedures for the issuance and sale of such bonds, including at private (negotiated) sale or public sale; declaring the County’s official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; directing the application of the proceeds of such bonds; providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; pledging Clean Water Act Fees to the payment of the principal of and interest on such bonds when due; authorizing and empowering the County to issue and sell an amount not to exceed Eighty Million Six Hundred Ninety Thousand Dollars (\$80,690,000) in general obligation stormwater management bond anticipation notes in anticipation of the issuance and sale of the bonds authorized hereby; providing for the issuance of such bond anticipation notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds authorized hereby in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and covenanting to issue the bonds in anticipation of which such notes are issued; pledging Clean Water Act Fees to the payment of the principal of and interest on such bond anticipation notes when due; authorizing and empowering the County to issue, sell and deliver general obligation stormwater management refunding bonds for the purpose of refunding all or a part of the bonds authorized hereby in an aggregate principal amount not to exceed 150% of the outstanding principal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such refunding bonds when due; pledging Clean Water Act Fees to the payment of the principal of and interest on such refunding bonds when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-106-2017 (DR-2) - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE’S COUNTY POLICE CIVILIAN EMPLOYEES ASSOCIATION** for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the Prince George’s County Police Civilian Employees Association to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George’s County Public Employee Relations Board. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-107-2017 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE’S CORRECTIONAL OFFICERS’ ASSOCIATION, INC. (PGCOA) (CIVILIAN UNIT)** for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the Prince George’s Correctional Officers’ Association, Inc. (PGCOA) (Civilian Unit) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-108-2017 - AN ACT CONCERNING THE ISSUANCE AND SALE OF SPECIAL OBLIGATION BONDS FOR THE WESTPHALIA TOWN CENTER DEVELOPMENT DISTRICT AND WESTPHALIA TOWN CENTER SPECIAL TAXING DISTRICT** for the purpose of providing that special obligation bonds may be issued from time to time under the provisions of this Act, Sections 12-201 through 12-213 of the Economic Development Article of the Annotated Code of Maryland, as amended (the “Tax Increment Financing Act”), Section 10-269 of the Prince George’s County Code, as amended, and Sections 21-501 through 21-518 and Section 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (collectively with Section 10-269 of the Prince George’s County Code, the “Special Taxing District Act,” and together with the Tax Increment Financing Act, the “Acts”), CR-76-2016 of the County Council of Prince George’s County, Maryland and CR-77-2016 of the County Council of Prince George’s County, in an amount not to exceed the aggregate principal amount of Forty-Two Million Dollars (\$42,000,000) in order for the County to finance or reimburse, in accordance with the Acts, costs related to the construction and installation of certain of the public infrastructure improvements as more particularly described herein; making certain findings and determinations, among others, concerning the public benefit and purpose of such special obligation bonds, including that prior to the issuance of such bonds the criteria set forth in CR-38-2011, including but not limited to the “But-For Test,” the “Trigger Mechanism/Look Back Provision,” LMBE participation and the impact of the County credit/bond rating, have been satisfied; providing that such special obligation bonds authorized to be issued hereby shall be payable, first, from the amounts levied and deposited in the Tax Increment Fund (as defined in the Development District Formation Resolution) and, secondly, to the extent the Tax Increment Fund does not contain monies in an amount sufficient for payment of debt service on such special obligation bonds and to the extent amounts are required for deposit in funds and accounts created within the indenture providing for the issuance of the special obligation bonds to replenish deficiencies therein and to pay the administrative expenses of the County, from the special tax to be levied and deposited in the Special Taxing District Fund (as defined in the Special Taxing District Formation Resolution) and that the special obligation bonds shall not constitute a general obligation debt of the County or a pledge of the County’s full faith and credit or taxing power other than the taxes representing the levy on the Tax Increment (as defined in the Development District Formation Resolution) and the Special Tax (as defined in the Special Taxing District Formation Resolution); authorizing the County Executive of the County to specify, prescribe, determine, provide for and approve certain details, forms, documents or procedures in connection with such special obligation bonds issued hereunder and any other matters necessary or desirable in connection with the authorization, issuance, sale and payment of such special obligation bonds; authorizing the County Executive to take certain actions, to execute documents and make certain commitments on behalf of the County in connection with the issuance, sale and delivery of such special obligation bonds; authorizing the execution and delivery of such special obligation bonds and such other documents as may be necessary and desirable to effectuate the financing of the infrastructure improvements and the issuance, sale and delivery of such special obligation bonds; and generally providing for, and determining various matters in connection with, the issuance, sale, delivery and payment of such special obligation bonds. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-109-2017 - AN ACT CONCERNING THE ISSUANCE AND SALE OF SPECIAL OBLIGATION BONDS FOR THE KINGDOM SQUARE DEVELOPMENT DISTRICT AND KINGDOM SQUARE SPECIAL TAXING DISTRICT** for the purpose of amending and restating in its entirety CB-98-2010 of the County Council of Prince George’s County, Maryland; amending and ratifying CR-76-2010 of the County Council of Prince George’s County, Maryland; providing that special obligation bonds may be issued from time to time under the provisions of this Act, Sections 12-201 through 12-213 of the Economic Development

LEGALS

Article of the Annotated Code of Maryland, as amended (the “Tax Increment Financing Act”), Section 10-269 of the Prince George’s County Code, as amended, Sections 21-501 through 21-518 and Section 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (collectively with Section 10-269 of the Prince George’s County Code, the “Special Taxing District Act,” and together with the Tax Increment Financing Act, the “Acts”), and CR-76-2010 of the County Council of Prince George’s County, Maryland as the same is being amended by the terms hereof, in an amount not to exceed the aggregate principal amount of Sixteen Million One Hundred Thousand Dollars (\$16,100,000), in order for the County to finance or reimburse, in accordance with the Acts, costs related to the construction and installation of certain of the public infrastructure improvements as more particularly described herein; making certain findings and determinations, among others, concerning the public benefit and purpose of such special obligation bonds, including that prior to the issuance of such bonds the criteria set forth in CR-38-2011, including but not limited to the “But-For Test,” the “Trigger Mechanism/Look Back Provision,” LMBE participation and the impact of the County credit/bond rating, have been satisfied; providing that such special obligation bonds authorized to be issued hereby shall be payable, first, from the amounts levied and deposited in the Tax Increment Fund (as defined in the Formation Resolution identified herein) and, secondly, to the extent the Tax Increment Fund does not contain monies in an amount sufficient for payment of debt service on such special obligation bonds and to the extent amounts are required for deposit in funds and accounts created within the indenture providing for the issuance of the special obligation bonds to replenish deficiencies therein and to pay the administrative expenses of the County, from the special tax to be levied and deposited in the Special Taxing District Fund (as defined in the Formation Resolution) and that the special obligation bonds shall not constitute a general obligation debt of the County or a pledge of the County’s full faith and credit or taxing power other than the taxes representing the levy on the Tax Increment (as defined in the Formation Resolution), the Hotel Taxes (as defined in the Formation Resolution) and the Special Taxes (as defined in the Formation Resolution); authorizing the County Executive of the County to specify, prescribe, determine, provide for and approve certain details, forms, documents or procedures in connection with such special obligation bonds issued hereunder and any other matters necessary or desirable in connection with the authorization, issuance, sale and payment of such special obligation bonds; authorizing the County Executive to take certain actions, to execute documents and make certain commitments on behalf of the County in connection with the issuance, sale and delivery of such special obligation bonds; authorizing the execution and delivery of such special obligation bonds and such other documents as may be necessary and desirable to effectuate the financing of the infrastructure improvements and the issuance, sale and delivery of such special obligation bonds; and generally providing for, and determining various matters in connection with, the issuance, sale, delivery and payment of such special obligation bonds. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-111-2017 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE’S CORRECTIONAL OFFICERS’ ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS)** for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the Prince George’s Correctional Officers’ Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-112-2017 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (CIVILIANS)** for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Civilians) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-113-2017 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - THE DEPUTY SHERIFFS ASSOCIATION OF PRINCE GEORGE’S COUNTY, INC. (CIVILIAN UNITS)** for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and The Deputy Sheriffs Association of Prince George’s County, Inc. (Civilian Units), to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-114-2017 - AN ACT CONCERNING THE CLASSIFICATION PLAN** for Prince George’s County for the purpose of upgrading and abolishing existing classes of work. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-115-2017 - AN ACT CONCERNING PROCUREMENTS** for the purpose of amending provisions of Subtitle 10A regarding administrative procedures, award of contracts, special provisions and economic development; generally relating to procurements subject to Subtitle 10A. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-116-2017 - AN ACT CONCERNING PRINCE GEORGE’S COUNTY DEPUTY SHERIFF’S PENSION PLAN** for the purpose of approving by legislative act an amendment to the Deputy Sheriff’s Pension Plan regarding the amendment to the line of duty death benefits. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

**CB-120-2017 (DR-2) - AN ACT CONCERNING BUILDING PERMIT EXEMPTIONS** for the purpose of allowing certain limited renovations to establishments originally constructed prior to November 29, 1949, without a building permit, under certain circumstances. **ENACTED: 11/14/2017; UNSIGNED: 12/13/2017; EFFECTIVE: 1/29/2018**

**CB-124-2017 - AN ACT CONCERNING THE INTERNATIONAL RESIDENTIAL BUILDING CODE FOR ONE- AND TWO- FAMILY DWELLINGS** for the purpose of making a local amendment to the International Residential Building Code for One- and Two- Family Dwellings in the Prince George’s County Building Code to provide certain maximum requirements applicable to certain interior residential bathroom facilities, in furtherance of the public safety, health, and welfare of the citizens and residents of Prince George’s County. **ENACTED: 11/14/2017; SIGNED: 12/7/2017; EFFECTIVE: 1/22/2018**

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE’S COUNTY, MARYLAND  
Dannielle M. Glaros, Chair

ATTEST:  
Redis C. Floyd  
Clerk of the Council

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

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