

**LEGALS**

LAW OFFICE OF JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06919-1535

**ORDER OF PUBLICATION**

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

Philip A. Tazi, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 2755908; situate in District 21 of Prince George's County, Maryland, known as 6002 Camillo Ct and described as 6,534.0000 Sq.Ft. & Imps. Parkcrest Lot 16 Assmt \$282,100 Lib 11168 Fl 017 and assessed to Tazi Philip A. on the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division  
Civil Action No. CAE 18-01844  
TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 26th day of February, 2018, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 23rd day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of May, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129853 (3-8,3-15,3-22)

**ORDER OF PUBLICATION**

TWIN MILLS INVESTMENTS, LLC  
8546 COLTRANE COURT  
ELLICOTT CITY, MD 21043

Plaintiff  
vs.

ERIN T. CALLOWAY and AYODEJI O. OLUTAYO  
1911 ALTAMONT AVENUE  
DISTRICT HEIGHTS, MD 20747-1815

and

J.P. MORGAN CHASE BANK, NA  
SERVE: THE CORPORATION  
TRUST INCORPORATED  
2405 YORK ROAD, SUITE 201  
LUTHERVILLE, MD 21093-2264

and

PRINCE GEORGE'S COUNTY  
SERVE: M. ANDREE GREEN  
14741 GOVERNOR ODEN  
BOWIE DRIVE  
UPPER MARLBORO, MD 20772

and

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

Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No: CAE 18-00942**

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

The property described as: Spaulding, 6th Election District, Outlot A, 12,193.0000 Sq. Ft. Assmt

\$1,200 Fowlers Concord, Block C Tax Account Number 06 0487629, Altamont Avenue, District Heights, MD 20747, and assessed to Erin T. Calloway and Ayodeji O. Olutayo.

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of April, 2018, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129707 (2-22,3-1,3-8)

LAW OFFICE OF JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06934-1535

**ORDER OF PUBLICATION**

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

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

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division  
Civil Action No. CAE 18-01845  
TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 26th day of February, 2018, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 23rd day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of May, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129854 (3-8,3-15,3-22)

**NOTICE**

IN THE MATTER OF:  
**Joy Anwuli Igwulu**

FOR THE CHANGE OF NAME TO:  
**Joy Anwuli Nwachukwu**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 18-04226**

A petition has been filed to change the name of Joy Anwuli Igwulu to Joy Anwuli Nwachukwu.

The latest day by which an objection to the petition may be filed is March 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
129840 (3-8)

**NOTICE**

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

Substitute Trustees, Plaintiffs

v.

Victoria L. Ricci  
3902 Eldbridge Terrace  
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-25668**

Notice is hereby given this 26th day of February, 2018, 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 26th day of March, 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 26th day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$226,278.67. The property sold herein is known as 3902 Eldbridge Terrace, Bowie, MD 20716.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129844 (3-8,3-15,3-22)

**NOTICE TO**

**DIANE V. MARSHALL**

UNITED STATES OF AMERICA

v.

TIMOTHY P. O'BRIEN  
In His Individual Capacity and as Special Administrator of the ESTATE OF LOUIS C. PATE  
Joseph, Greenwald & Lakke, PA  
6404 Ivy Lane, Suite 400  
Greenbelt, MD 20770; and

DIANE V. MARSHALL  
In Her Individual Capacity;  
As the Representative of the ESTATE OF LOUIS C. PATE; and  
As the Trustee of THE LOUIS C. PATE LIVING TRUST  
THE LOUIS C. PATE AND VIRGINIA J. PATE REVOCABLE JOINT TRUST, and  
THE DIANE V. MARSHALL TRUST  
7710 Loudon Drive  
Fort Washington, MD 20744

Defendants.

**IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF MARYLAND  
Civil No. 8:17-cv-01007-PWG**

On August 7, 2017, the United States amended the above-captioned civil action to include a claim seeking a judgment for the unpaid federal income taxes of Louis C Pate for the 2004, 2007-2009 tax years, against Diane V. Marshall, in her capacity as the representative of the Pate Estate; as trustee of the Louis C. Pate Living Trust and Louis C. Pate and Virginia J. Pate Revocable Trust (Pate Revocable Trust); and, as the beneficiaries of property transferred by Ms. Marshall from the Pate Living and Revocable Trusts, in her individual capacity and as the trustee of the Diane V. Marshall Trust. The United States also seeks to set aside or disregard Ms. Marshall's fraudulent conveyance of inherited property, including a Morgan Stanley bank account and real property located at 7710 Loudon Drive, Fort Washington, MD 20744; obtain a judgment against Ms. Marshall for the value of the fraudulently transferred property; and foreclose federal tax liens against the Morgan Stanley bank account. Additionally, the United States seeks a judgment against Ms. Marshall in her individual capacity for distributing the property to herself, causing the estate to become insolvent and unable to pay the federal tax debt.

If you wish to defend your interest in this case, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within 30 days of the publication of this notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOUR SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THE OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

The United States' counsel is as follows: Olga L. Tobin, U.S. Department of Justice, Tax Division, P.O. Box 227, Washington, D.C. 20044. Telephone (202) 307-6322

129750 (2-22,3-1,3-8)

**LEGALS**

LAW OFFICE OF JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06898-1535

**ORDER OF PUBLICATION**

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

Andrew R. Gray, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 0121962; situate in District 02 of Prince George's County, Maryland, known as 2901 Tremont Avenue and described as 5,300.0000 Sq.Ft. & Imps. Cheverly-Springmi Lot 2 Bk B Assmt \$268,300 Lib 38319 Fl 246 and assessed to Gray Andrew R on the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division  
Civil Action No. CAE 18-01794  
TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 9th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129709 (2-22,3-1,3-8)

**ORDER OF PUBLICATION**

RICK CORBIN  
C/O KMA LAW OFFICE  
540 RITCHEE HIGHWAY, STE 201  
SEVERNA PARK, MARYLAND  
21146

Plaintiff

v.

RUFUS STANCLIL

SERVE:  
6011 L. STREET  
CAPITOL HEIGHTS MD 20743

SERVE:  
7746 16TH ST. NW  
WASHINGTON DC 20012

AND

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

6011 L. STREET  
CAPITOL HEIGHTS MD 20743

AND

PRINCE GEORGE'S COUNTY, MARYLAND  
SERVE:  
M. ANDREE GREEN, ESQ.,  
COUNTY ATTORNEY  
COUNTY ADMINISTRATION  
BLDG.  
14741 GOVERNOR ODEN  
BOWIE DR.  
UPPER MARLBORO, MD 20772

AND

UNKNOWN OWNERS OF THE PROPERTY:  
6011 L. STREET  
CAPITOL HEIGHTS MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

**In the Circuit Court for**

**LEGALS**

Prince George's County, Maryland  
CASE NO.: CAE 17-40919

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

All that property in Prince George's County described as: ITS 262.263.26 4, 6,740.0000 SQ.FT. & IMPS SYLVAN VISTA BLK L, ASSMT \$44,700 LIB 31838 FL 025, located at 6011 L. Street, Capitol Heights, Maryland 20743, Tax Account No. 18-2110757, Deed Ref. 31838/25 and assessed to Stancil Rufus.

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

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County:  
**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of March, 2018, warning all persons interested in the property to appear in this Court by the 17th day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129701 (2-22,3-1,3-8)

**ORDER OF PUBLICATION**

BENJAMIN JACKSON, LLC  
C/O KMA LAW OFFICE  
540 RITCHEE HIGHWAY, STE 201  
SEVERNA PARK, MARYLAND  
21146

Plaintiff

v.

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

SERVE:  
PATRICIA LEE,  
GENERAL COUNSEL  
600 5TH ST. NW  
WASHINGTON DC, 20001-2610

AND

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

0 SWANN PLACE  
SUITLAND, MARYLAND 20746

AND

PRINCE GEORGE'S COUNTY, MARYLAND  
SERVE:  
M. ANDREE GREEN, ESQ.,  
COUNTY ATTORNEY  
COUNTY ADMINISTRATION  
BLDG.  
14741 GOVERNOR ODEN  
BOWIE DR.  
UPPER MARLBORO, MD 20772

AND

UNKNOWN OWNERS OF THE PROPERTY:  
0 SWANN PLACE  
SUITLAND, MARYLAND 20746

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

**In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 18-00079**

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

All that property in Prince George's County described as: Date of Taking 05/16/1996, 72,832.0000 SQ.FT., ASSMT \$51,800 MAP 088 GRID F2 PAR 267 LIB 11128 FL 389, located at 0 Swann Place, Suitland, Maryland 20746, Tax Account No. 06-0547489, Deed Ref. 11128/389 and assessed to Washington Metropolitan Area Transit Authority.

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

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County:  
**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of March, 2018, warning all persons interested in the property to appear in this Court by the 17th day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129702 (2-22,3-1,3-8)

**ORDER OF PUBLICATION**

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

Plaintiff

v.

CROOM MANOR LLC

and

TENACITY 7401 NEW HAMPSHIRE AVENUE, LLC

and

MICHAEL POSTAL

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 15488 Mt Calvert Rd., Upper Marlboro, MD 20772  
Account Number: 03 0246520  
Description: Croom Manor F Federal Housing Non -conf Use 3.7300 Acres & Imps. Map 120 Grid A1 Par 004  
Assmt: \$653,534  
Liber/Folio: 37138/123  
Assessed To: Croom Manor LLC

**In the Circuit Court for Prince George's County, Maryland  
Case No.: CAE 18-03332**

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

Property Address: 15488 Mt Calvert Rd., Upper Marlboro, MD 20772  
Account Number: 03 0246520  
Description: Croom Manor F Federal Housing Non -conf Use 3.7300 Acres & Imps. Map 120 Grid A1 Par 004  
Assmt: \$653,534  
Liber/Folio: 37138/123  
Assessed To: Croom Manor LLC

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

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 16th day of March, 2018, warning all persons interested in the said properties to be and appear in this Court by the 24th day of April, 2018, and redeem the Property, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

**LEGALS**

**ORDER OF PUBLICATION**

JOB A. HERNANDEZ  
C/O KMA LAW OFFICE  
540 RITCHIE HIGHWAY, STE 201  
SEVERNA PARK, MARYLAND  
21146

Plaintiff

vs.

ROBERT ALAN COHEN

SERVE:  
0 RAILROAD AVENUE  
LAUREL, MARYLAND 20707

SERVE:  
10115 VANDERBILT CIRCLE  
ROCKVILLE, MARYLAND  
20850-4673

SERVE:  
P.O. BOX 299  
HYATTSVILLE, MARYLAND  
20781

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

0 RAILROAD AVENUE  
LAUREL, MARYLAND 20707

AND

**PRINCE GEORGE'S COUNTY, MARYLAND**  
SERVE:  
M. ANDREE GREEN, ESQ.,  
COUNTY ATTORNEY  
COUNTY ADMINISTRATION  
BLDG.  
14741 GOVERNOR ODEN  
BOWIE DR.  
UPPER MARLBORO, MD 20772

AND

UNKNOWN OWNERS OF THE PROPERTY:  
0 RAILROAD AVENUE  
LAUREL, MARYLAND 20707

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**CASE NO.: CAE 18-00080**

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

All that property in Prince George's County described as: LOTS 9,10,11,12, 21,000,000 SQ.FT. OAK CREST BLK 32, ASSMT \$30,300 LIB 12780 FL 227, located at 0 Railroad Avenue, Laurel, Maryland 20707, Tax Account No. 10-1125996, Deed Ref. 12780/227 and assessed to Robert A. Cohen.

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

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of March, 2018, warning all persons interested in the property to appear in this Court by the 17th day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129703 (2-22,3-1,3-8)

**NOTICE**

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

Plaintiffs

vs.

Deanna L. Kulp-Ager

Defendant

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

**CIVIL NO. CAEF 17-06291**

**ORDERED**, this 14th day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14427 Bonnett Lane, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018, next.

The report states the amount of sale to be \$233,900.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129749 (2-22,3-1,3-8)

**ORDER OF PUBLICATION**

TWIN MILLS INVESTMENTS, LLC  
8546 COLTRANE COURT  
ELLCOTT CITY, MD 21043

Plaintiff

vs.

GREGORY A. BOWSER  
6302 LEAPLEY ROAD  
UPPER MARLBORO, MD 20772

and

BRANCH BANKING AND TRUST COMPANY  
SERVE: THE CORPORATION  
TRUST INCORPORATED  
2405 YORK ROAD, SUITE 201  
LUTHERVILLE, MD 21093-2264

and

PRINCE GEORGE'S COUNTY  
SERVE: M. ANDREE GREEN  
14741 GOVERNOR ODEN  
BOWIE DRIVE  
UPPER MARLBORO, MD 20772

and

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

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No: CAE 18-00940**

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

The property described as: Surrattsville, 9th Election District of said County, described as follows: 1,748.0000 Sq. Ft., Assmt \$8,300 Map 099 Grid C4 Par 125 Tax Account Number 09 0860627, Leapley Road, Upper Marlboro, MD 20772

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of April, 2018, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129705 (2-22,3-1,3-8)

**ORDER OF PUBLICATION**

TWIN MILLS INVESTMENTS, LLC  
8546 COLTRANE COURT  
ELLCOTT CITY, MD 21043

Plaintiff

vs.

MARKINA BAILEY  
5337 SOUTHERN AVENUE  
CAPITOL HEIGHTS, MD 20743

and

PENNYMAC LOAN SERVICES  
SERVE: THE CORPORATION  
TRUST INCORPORATED  
2405 YORK ROAD, SUITE 201  
LUTHERVILLE, MD 21093-2264

and

PRINCE GEORGE'S COUNTY  
SERVE: M. ANDREE GREEN  
14741 GOVERNOR ODEN  
BOWIE DRIVE  
UPPER MARLBORO, MD 20772

and

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

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No: CAE 18-00941**

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

The property described as: Seat Pleasant, 18th Election District, 4,000.0000 Sq. Ft. Assmt \$35,000 Lots 20, 21, Greater Capitol Heights, Block 23, Lib 37548 Fl 297 Tax Account Number 18 2058972, 915 Abel Avenue, Capitol Heights, MD 20743, and assessed to Markina Bailey.

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of April, 2018, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129706 (2-22,3-1,3-8)

**LEGALS**

**ORDER OF PUBLICATION**

TWIN MILLS INVESTMENTS, LLC  
8546 COLTRANE COURT  
ELLCOTT CITY, MD 21043

Plaintiff

vs.

DAVID M. ALUVALE  
203 YOAKUM PARKWAY  
ALEXANDRIA, VA 22304-3753

and

PRINCE GEORGE'S COUNTY  
SERVE: M. ANDREE GREEN  
14741 GOVERNOR ODEN  
BOWIE DRIVE  
UPPER MARLBORO, MD 20772

and

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

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No: CAE 18-00939**

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

The property described as: Chillum, 17th Election District, 194.0000 Sq. Ft. & Imps. Presidential Tower, Assmt \$3,500 Lib 15607 Fl 719 Tax Account Number 17 1936665, 1836 Metzgerott Road, Hyattsville, MD 20783, Parking Space Unit P-61 and assessed to David M. Aluvala.

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of April, 2018, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129704 (2-22,3-1,3-8)

**ORDER OF PUBLICATION**

TWIN MILLS INVESTMENTS, LLC  
8546 COLTRANE COURT  
ELLCOTT CITY, MD 21043

Plaintiff

vs.

PEDRO A. CORDOVA MONTANO  
9517 SHERIDAN STREET  
LANHAM, MD 20706

and

PRIVATE NATIONAL MORTGAGE ACCEPTANCE CO. LLC  
SERVE: THE CORPORATION  
TRUST INCORPORATED  
2405 YORK ROAD, SUITE 201  
LUTHERVILLE, MD 21093-2264

and

ANDREWS FEDERAL CREDIT UNION  
5711 ALLENTOWN ROAD,  
SUITE 304  
SUTTLAND, MD 20746

and

PRINCE GEORGE'S COUNTY  
SERVE: M. ANDREE GREEN  
14741 GOVERNOR ODEN  
BOWIE DRIVE  
UPPER MARLBORO, MD 20772

and

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

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
**Case No: CAE 18-00938**

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

The property described as: Spaulding, 6th Election District, 4,000.0000 Sq. Ft. Assmt \$8,700 Lots 20, 21, Spaulding Heights, Block 2 Lib 37091 Fl 374 Tax Account Number 06 0539213, Quarter Avenue, Capitol Heights, MD 20743, and assessed to Pedro A. Cordova Montano.

It is thereupon this 12th day of February, 2018, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day

**LEGALS**

of April, 2018, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129708 (2-22,3-1,3-8)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC  
Plaintiff,

vs.

BBSC INC, et al.

Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY**  
**Case No.: CAE 18-00946**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3286861 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 3011 T-2 999,000 SQ.FT. & IMPS. KINGS CROSSING CON**

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

It is thereupon this 12th day of February 2018, 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 17th day of April 2018, and redeem the property with Parcel Identification Number 06-3286861 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  
129719 (2-22,3-1,3-8)

LAW OFFICE OF JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06938-1535

**ORDER OF PUBLICATION**

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

vs.

Insoo James Lame, Hannah Lee, Jamie Banks, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 2329985, situate in District 21 of Prince George's County, Maryland, known as 9405 Baltimore Ave and described as Lot C Eq Pt Of lot 1 7,920.0000 Sq.Ft. & Imps. Daniels Park Assmt \$434,367 Lib 38311 Fl 4060n the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland**  
**Civil Division**  
**Civil Action No. CAE 18-01841**  
**TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption of the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Maryland.

**ORDERED**, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129770 (3-1,3-8,3-15)

LAW OFFICE OF JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06915-1535

**ORDER OF PUBLICATION**

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

vs.

Stanton Properties, LLC, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 1830272; situate in District 16 of Prince George's County, Maryland, known as 6205 Queens Chapel Rd and described as Lot 11 Ex 130 Sqft 5,265.00 Sq.Ft. & Imps. Jenkins Sub Of Nic Blk A Assmt \$223,967 Lib 38227 Fl 610 and assessed to Stanton Properties LLC on the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland**  
**Civil Division**  
**Civil Action No. CAE 18-01842**  
**TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption of the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Maryland.

**ORDERED**, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129771 (3-1,3-8,3-15)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:**  
**JOSE AMANDO LEMUS**  
**Estate No.: 109202**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by NELSON LEMUS for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **April 19, 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

129883 (3-8,3-15)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ERNEST M EGGLESTON**

Notice is given that Ernest Eggleston III, whose address is 4604B Peachtree Place Parkway, Doraville, GA 30360, was on February 15, 2018 appointed Personal Representative of the estate of Ernest M Eggleston who died on August 4, 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 15th day of August, 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:

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

CRYSTAL A. GOODWIN  
MELVIN L. GOODWIN  
16117 Pointer Ridge Drive  
Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-08203**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16117 Pointer Ridge Drive, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of March, 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 March, 2018.

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

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129711 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

MELBY FEBUS  
SERGIO GUTIERREZ  
7606 Finglas Court  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-20115**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7606 Finglas Court, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of March, 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 March, 2018.

The report states the purchase price at the Foreclosure sale to be \$475,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129712 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ADRIAN J. PLATT  
18012 Rob Roy Lane  
Accokeek, MD 20607

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-13200**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 18012 Rob Roy Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of March, 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 March, 2018.

The report states the purchase price at the Foreclosure sale to be \$278,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129718 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JUDITH GUEVARA  
LUIS E. VIERA  
4305 74th Ave  
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-43683**

Notice is hereby given this 22nd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4305 74th Ave, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$260,300.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129787 (3-1,3-8,3-15)

**LEGALS**

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

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

6410 HAWTHORNE STREET  
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Sarah E. Jeter and George Jeter, Jr., dated August 9, 2010, and recorded in Liber 31945 at folio 031 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 20, 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 \$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 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-611042)

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  
129764 (3-1,3-8,3-15)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

CLARENCE LOGAN  
MARGUERITE V. LOGAN  
5806 63rd Place  
Riverdale, MD 20737

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-07547**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5806 63rd Place, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of March, 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 March, 2018.

The report states the purchase price at the Foreclosure sale to be \$142,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129714 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ANNIE LEWIS  
3902 21st Avenue  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-22464**

Notice is hereby given this 22nd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3902 21st Avenue, 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 22nd day of March, 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$276,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129794 (3-1,3-8,3-15)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LITA SHEA KEYS  
5804 Shoshone Drive  
Oxon Hill, MD 20745

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-37230**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5804 Shoshone 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 12th day of March, 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 March, 2018.

The report states the purchase price at the Foreclosure sale to be \$171,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129715 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

CAROLYN N. PASKING  
NORBERT L. PASKING  
10105 Prince Place  
Unit 101  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-22478**

Notice is hereby given this 22nd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10105 Prince Place, Unit 101, 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 22nd day of March, 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$51,040.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129793 (3-1,3-8,3-15)

**LEGALS**

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

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

814 NARROWLEAF DRIVE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Garth J. Roach and Bernadette T. Roach, dated December 13, 2007, and recorded in Liber 29204 at folio 335 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 20, 2018  
AT 9:35 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615163)

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  
129765 (3-1,3-8,3-15)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

PATRICIA A. WISEMAN  
3155 Chester Grove Road  
Unit B  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-21489**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3155 Chester Grove Road, Unit B, 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 March, 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 March, 2018.

The report states the purchase price at the Foreclosure sale to be \$58,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129716 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

WINSTON KING  
JOHN SMITH, JR.  
12303 Sea Pearl Court  
Laurel, MD 20708

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-13161**

Notice is hereby given this 22nd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12303 Sea Pearl Court, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$202,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129795 (3-1,3-8,3-15)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ROBERT A. SCOTT  
11516 Cordwall Drive  
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-14130**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11516 Cordwall Drive, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of March, 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 March, 2018.

The report states the purchase price at the Foreclosure sale to be \$211,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129717 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JAMES W. DIXON  
1807 61st Avenue  
Cheverly, MD 20785  
IRTA 1807 61st Avenue 1  
Hyattsville, MD 20785

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-27816**

Notice is hereby given this 22nd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1807 61st Avenue, Cheverly, MD 20785, IRTA 1807 61st Avenue 1, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$167,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
129797 (3-1,3-8,3-15)

**LEGALS**

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

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

Subject to the payment of Deferred Water and Sewer Facilities  
Charges in the annual amount of \$184.20 in each and every year.

9903 GREENSPIRE WAY  
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Kevin G. Madden Sr, dated May 15, 2009, and recorded in Liber 30841 at folio 519 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 20, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost

**LEGALS**

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

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

**12715 OLD CHAPEL ROAD  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Regina Latham, dated October 1, 2014 and recorded in Liber 36393, Folio 501 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$307,821.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 27, 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 \$31,100.00 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

129825 (3-8,3-15,3-22)

**LEGALS**

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

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

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

Under a power of sale contained in a certain Deed of Trust from Lazarus D. Borge and Pushpawati Borge, dated September 9, 2005 and recorded in Liber 23441, Folio 113 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$218,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 27, 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129826 (3-8,3-15,3-22)

**LEGALS**

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

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

**14902 JENSFORD COURT  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Jasmine Patricia Ramsay and Geoffrey Palmore Ramsay, dated December 20, 2006 and recorded in Liber 26983, Folio 678 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$576,000.00, 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 **MARCH 27, 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 \$46,300.00 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

129827 (3-8,3-15,3-22)

**LEGALS**

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

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

**THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.**

**8506 OSPREY CT  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Carlton Peter Willis and Elizabeth J. Willis, dated June 20, 1997, and recorded in Liber 11698 at folio 520 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 27, 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 \$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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603036)

**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

129828 (3-8,3-15,3-22)

**LEGALS**

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

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

**Subject to the payment of Deferred Water and Sewer Facilities charges in the amount of \$476.64 due and payable on the first day of January in each and every year.**

**5012 SAINT GEORGES CHAPEL LANE  
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Delaneo Miller and Tisheman Miller, dated June 12, 2014, and recorded in Liber 36283 at folio 388 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 27, 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 \$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 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 # 17-602364)

**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

129829 (3-8,3-15,3-22)

**LEGALS**

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

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

**THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.**

**11417 BAYARD DRIVE  
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from James N. Sides, dated June 16, 2003, and recorded in Liber 17636 at folio 699 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 27, 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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-24010)

**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

129832 (3-8,3-15,3-22)

**LEGALS**

**NOTICE**

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

Plaintiffs

vs.

Jennifer L. Dupree and  
Gerard J. Dupree

Defendants

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

**CIVIL NO. CAEF 17-31839**

ORDERED, this 14th day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6004 Arbroath Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018, next.

The report states the amount of sale to be \$174,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129746 (2-22,3-1,3-8)

**NOTICE**

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

Plaintiffs

vs.

Felicia Moore

Defendant

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

**CIVIL NO. CAEF 16-46122**

ORDERED, this 14th day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3715 Halloway N, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018, next.

The report states the amount of sale to be \$152,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129747 (2-22,3-1,3-8)

**NOTICE**

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

Plaintiffs

vs.

Lucille Danjuma

Defendant

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

**CIVIL NO. CAEF 17-31878**

ORDERED, this 14th day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7106 Lanham Lane, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018, next.

The report states the amount of sale to be \$383,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129748 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

MARY J. CLARK  
824 Avis Drive  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 17-03236**

Notice is hereby given this 22nd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 824 Avis 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 22nd day of March, 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 22nd day of March, 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

129798 (3-1,3-8,3-15)

**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**

**4476 BLUE HERON WAY, UNIT # 4476  
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29637, Folio 38 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 20, 2018 AT 11:10 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as follows: BEING KNOWN AS DESIGNATED AS UNIT NUMBERED 4476, PHASE FOUR, HAMLET WOODS, A CONDOMINIUM AS DEFINED AND SET FORTH IN A DECLARATION OF CONDOMINIUM DATED FEBRUARY 10, 1994 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN LIBER 9456, FOLIO 503 AND AS AMENDED BY AN AMENDED DECLARATION DATED JANUARY 28, 200 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 13680, FOLIO 711 AND DELINEATED ON THAT CONDOMINIUM PLAT ENTITLED, "CONDOMINIUM PLAT, PHASE 4, UNIT PLAT 4468, 4472, 4476, 4477, 4473, AND 4469 BLUE HERON WAY, HAMLET WOODS, A CONDOMINIUM, PARCEL 'A' BLOCK "A" PLAT BOOK VJ 161, PLAT 26", AS RECORDED IN CONDOMINIUM PLAT BOOK VJ 189, PAGES 27 THROUGH 29, INCLUSIVE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS THERETO AS STATED IN SAID SUPPLEMENTARY DECLARATION AS SO RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 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. 318298-1)

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

129756 (3-1,3-8,3-15)

**COUNTY COUNCIL HEARING**

**COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
NOTICE OF PUBLIC HEARING**

**TUESDAY, MARCH 13, 2018  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND**

**11:30 A.M.**

Notice is hereby given that on Tuesday, March 13, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-6-2018 - A RESOLUTION CONCERNING THE 2008 WATER  
AND SEWER PLAN (DECEMBER 2017 CYCLE OF AMENDMENTS)**  
for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

Basin and Number	Approximate Location	Zoning Acres	Existing Category	Requested Category
<b>Parkway</b>				
17/PW-01 Patuxent Greens Golf Course District 1	166 SFDU; min 2,000 SF; min sale price \$375K; and 224 TH; min 2,350 SF; min sale price \$475K. 6 F-4, Parcel A and Unknown.	191.75	PUD-E (City of Laurel)	4

Blue Plains				
17/BP-03 K Company Property, P/O Parcel C District 1	Existing vehicle repair and service facility; no further development proposed.	3.27	1-2	4

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, Telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Dannielle M. Glaros, Chair**

**ATTEST:**  
Redis C. Floyd  
Clerk of the Council

129778 (3-1,3-8)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

NAQUETTA WRIGHT  
8204 Grayhawk Court  
Brandywine, MD 20613

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 17-03292**

Notice is hereby given this 14th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8204 Grayhawk Court, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$324,520.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129742 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

EVELYN J. HORNE  
6011 Seat Pleasant Drive  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 17-01381**

Notice is hereby given this 14th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6011 Seat Pleasant Drive, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$134,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129743 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JUSTINA ABIONA  
SUNDAY ABIONA  
7001 Mathew Street  
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 14-13499**

Notice is hereby given this 14th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7001 Mathew Street, 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 14th day of March, 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 14th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$352,750.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129741 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

FRANCIS G. JOHN  
9321 Hobart Street  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 13-21072**

Notice is hereby given this 14th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9321 Hobart Street, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$255,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129744 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

GLORIA BLUE  
KENDRA BLUE  
7220 Huckleberry Court  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 17-21417**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7220 Huckleberry Court, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of March, 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 March, 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

129713 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

SONYA D. DYKES  
3622 Key Turn Street  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 15-35740**

Notice is hereby given this 14th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3622 Key Turn Street, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$204,100.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129745 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

FRANCIS G. JOHN  
9321 Hobart Street  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 13-21072**

Notice is hereby given this 14th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9321 Hobart Street, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of March, 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 14th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$255,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129744 (2-22,3-1,3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JOHN ERIC SANDERS  
6802 Newlight Court  
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAEF 17-27815**

Notice is hereby given this 22nd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6802 Newlight Court, 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 22nd day of March, 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$205,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129796 (3-1,3-8,3-15)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LEONARDO DEMETRIUS TYLER  
3622 Key Turn Street  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAE 18-00394**

A petition has been filed to change the name of Neil William Anderson to Madison Janelle Anderson.

The latest day by which an objection to the petition may be filed is March 26, 2018.

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

129837 (3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LEONARDO DEMETRIUS TYLER  
3622 Key Turn Street  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAE 18-04259**

A petition has been filed to change the name of (Minor Child(ren)) Zion Elijah McGlon to Zion Elijah Ray Childs.

The latest day by which an objection to the petition may be filed is March 26, 2018.

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

129835 (3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LEONARDO DEMETRIUS TYLER  
3622 Key Turn Street  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAE 17-38025**

A petition has been filed to change the name of Lennard Tyler to Leonardo Demetrius Tyler.

The latest day by which an objection to the petition may be filed is March 26, 2018.

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

129836 (3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LEONARDO DEMETRIUS TYLER  
3622 Key Turn Street  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAE 18-00394**

A petition has been filed to change the name of Neil William Anderson to Madison Janelle Anderson.

The latest day by which an objection to the petition may be filed is March 26, 2018.

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

129837 (3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LEONARDO DEMETRIUS TYLER  
3622 Key Turn Street  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAE 18-03902**

A petition has been filed to change the name of Savian Mekhi Paniagua to Savian Mekhi Black-Paniagua.

The latest day by which an objection to the petition may be filed is March 26, 2018.

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

129838 (3-8)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

LEONARDO DEMETRIUS TYLER  
3622 Key Turn Street  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
**Case No. CAE 18-04259**

A petition has been filed to change the name of (Minor Child(ren)) Zion Elijah McGlon to Zion Elijah Ray Childs.

The latest day by which an objection to the petition may be filed is March 26, 2018.

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

129835 (3-8)

# The Prince George's Post

*Your Newspaper of Legal Record*

**Call (301) 627-0900**

**or**

**Fax (301) 627-6260**

***Subscribe  
Today!***

*Proudly Serving Prince George's County Since 1932*

**LEGALS**

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

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

12059 HALLANDALE TER  
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Angela Monteiro, dated September 18, 2009, and recorded in Liber 31009 at folio 309 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 13, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601941)

**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

129699 (2-22,3-1,3-8)

**LEGALS**

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

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

11312 KETTERING WAY  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from William Berkeley and Shirley M Berkeley, dated June 12, 1998, and recorded in Liber 13182 at folio 648 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 13, 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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37840)

**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

129721 (2-22,3-1,3-8)

**LEGALS**

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

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

1007 DRUM AVENUE  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Irene B. Farmer and JoAnn B. Farmer, dated April 7, 2008, and recorded in Liber 29632 at folio 310 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 13, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37253)

**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

129722 (2-22,3-1,3-8)

**LEGALS**

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

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

7506 CATONE COURT  
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Donovan L. Benton and Gloria J. Benton, dated December 23, 2008 and recorded in Liber 30264, Folio 334 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$339,187.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 13, 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 \$36,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

129694 (2-22,3-1,3-8)

**LEGALS**

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

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

9926 ELM STREET  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Mildred Larretta Diggs, dated February 20, 2008 and recorded in Liber 29727, Folio 722 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,289.54, 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 **MARCH 13, 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

129695 (2-22,3-1,3-8)

**LEGALS**

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

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

15901 DOCTOR BOWEN ROAD  
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Sandra L. Windsor and Jeffrey R. Windsor, dated January 22, 2016 and recorded in Liber 37870, Folio 533 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$265,109.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 13, 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

129691 (2-22,3-1,3-8)



**LEGALS****ORDER OF PUBLICATION**

Stearns Bank FBO Tax Certificate Consultants  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093

Plaintiff

v.

Tete K Koffielart

**7103 24TH AVENUE**

and

Prince George's County, Maryland  
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

7103 24th Avenue, Hyattsville, MD20783-0000, 17th (Seventeenth) Election District, described as follows: All that lot of land and imps. 6,141.0000 Sq.Ft. & Imps. Lewisdale Lot 9 Blk 15 Assmt \$158,500 Lib 33376 Fl 096.

**In the Circuit Court for Prince George's County, Maryland In Equity**  
Case Number: CAE 18-03387

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7103 24th Avenue, Hyattsville, MD20783-0000 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 6,141.0000 Sq.Ft. & Imps. Lewisdale Lot 9 Blk 15 Assmt \$158,500 Lib 33376 Fl 096

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

It is thereupon this 26th day of February, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 1st day of May, 2018, and redeem the property 7103 24th Avenue, Hyattsville, MD20783-0000 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's 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  
129850 (3-8,3-15,3-22)

**ORDER OF PUBLICATION**

Stearns Bank FBO Tax Certificate Consultants  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093

Plaintiff

v.

Marc Dyson

**3706 WINDOM ROAD**

and

Prince George's County, Maryland  
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

3706 Windom Road, Brentwood, MD 20722-0000, 17th (Seventeenth) Election District, described as follows: All that lot of land and imps. 10,000.00 Sq. Ft. & Imps. Brentwood-czarras Lot 10 Blk 14 Assmt \$207,300 Lib 35220 Fl 454

**In the Circuit Court for Prince George's County, Maryland In Equity**  
Case Number: CAE 18-03388

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3706 Windom Road, Brentwood, MD 20722-0000 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 10,000.00 Sq. Ft. & Imps. Brentwood-czarras Lot 10 Blk 14 Assmt \$207,300 Lib 35220 Fl 454

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

It is thereupon this 26th day of February, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 1st day of May, 2018, and redeem the property 3706 Windom Road, Brentwood, MD 20722-0000 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's 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  
129851 (3-8,3-15,3-22)

**LEGALS****COHN, GOLDBERG & DEUTSCH, LLC**

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

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

**1005 CHILLUM ROAD # 308  
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Amanda Cedillos-Gutierrez, dated March 30, 2007 and recorded in Liber 27745, Folio 733 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$189,520.00, 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 **MARCH 13, 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 \$19,100.00 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

129692

(2-22,3-1,3-8)

**LEGALS****COHN, GOLDBERG & DEUTSCH, LLC**

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

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

**2600 KIRTLAND AVENUE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Marcus P. Powe, dated November 2, 2012 and recorded in Liber 34086, Folio 097 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$137,365.00, 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 **MARCH 13, 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 \$13,200.00 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

129693

(2-22,3-1,3-8)

**LEGALS**

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

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

**1009 ELFIN AVENUE  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Christal D. Jones and Jimmy D. Talley, dated December 21, 2012, and recorded in Liber 34287 at folio 456 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 27, 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 \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 16-604909)

**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

129830

(3-8,3-15,3-22)

**LEGALS**

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

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

**8903 GRANDHAVEN AVENUE  
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Anisha D. Graves, dated January 17, 2014, and recorded in Liber 35668 at folio 066 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 27, 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 \$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 # 17-602773)

**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

129831

(3-8,3-15,3-22)

**LEGALS**

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

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

**8630 DEVON HILLS DRIVE #8630  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Yina E. Rojas, dated December 27, 2010, and recorded in Liber 32832 at folio 409 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 13, 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 \$9,000.00 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 # 17-601143)

**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

129698

(2-22,3-1,3-8)



**LEGALS**

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

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

5710 37TH AVE.  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated November 16, 2005 and recorded in Liber 23924, Folio 543 among the Land Records of Prince George's County, MD, with an original principal balance of \$338,800.00, 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

**MARCH 27, 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 \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 201972-1)

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

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

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

129819 (3-8,3-15,3-22)

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

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

11707 TRADEWIND TERR.  
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated November 24, 2009 and recorded in Liber 31271, Folio 561 among the Land Records of Prince George's County, MD, with an original principal balance of \$397,705.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 20, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 187263-2)

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

129757 (3-1,3-8,3-15)

**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**

11350 CHERRY HILL RD., UNIT #101  
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated December 13, 2006 and recorded in Liber 27895, Folio 589 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 27, 2018 AT 11:16 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. II A 101 in a Plan of Condominium Subdivision styled "Plat and Plan of Condominium Subdivision - Maryland Farms Condominium - Phase II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 169760-1)

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

129821 (3-8,3-15,3-22)

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

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

6812 SOUTHFIELD RD.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 25, 2008 and recorded in Liber 29739, Folio 611 among the Land Records of Prince George's County, MD, with an original principal balance of \$553,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 20, 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. 192272-3)

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

129758 (3-1,3-8,3-15)

**LEGALS**

*The  
Prince  
George's  
Post  
Newspaper*  
Call  
**301-627-0900**  
or  
Fax  
**301-627-6260**  
*Have  
a  
Very  
Safe  
Weekend*

**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**

5707 JUNIPERTREE LA.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 24, 2006 and recorded in Liber 25986, Folio 567 and re-recorded in Liber 27946, Folio 486 among the Land Records of Prince George's County, MD, with an original principal balance of \$304,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 20, 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 \$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 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. 81022-1)

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

129760 (3-1,3-8,3-15)

**LEGALS**

LAW OFFICE OF  
JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06897-1535

**ORDER OF PUBLICATION**

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

Walter Gould, Trustee, Bank of America, N.A., PRLAP, Inc., Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 0121632; situate in District 02 of Prince George's County, Maryland, known as 5796 Carlyle Street and described as 5,643.0000 Sq.Ft. & Imps. Cheverly-resub Lot 15 Blk 51 Assmt \$262,234 Lib 00000 FI 000 and assessed to Gould Walteron the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01792 TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129775 (3-1,3-8,3-15)

**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.

Juan D. Toledo-Orellana

AND

Armida Y. Sanchez,  
Personal Representative for the Estate of Juan Sanchez

6805 Brooklyn Bridge Road  
Laurel, MD 20707

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-36583**

Notice is hereby given this 22nd day of February, 2018, 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 22nd day of March, 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$245,008.08. The property sold herein is known as 6805 Brooklyn Bridge Road, Laurel, MD 20707.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129789 (3-1,3-8,3-15)

LAW OFFICE OF  
JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06895-1535

**ORDER OF PUBLICATION**

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

Marina Cruz, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 1896364; situate in District 17 of Prince George's County, Maryland, known as 1005 Fairview Avenue and described as 2004 Eai-x Trs 5,500.0000 Sq.Ft. & Imps. Parklawn Lot 5 Blk C Assmt \$182,400 Lib 19161 FI 615on the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01793 TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129776 (3-1,3-8,3-15)

**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.

Mary F. White

AND

Shelton Skolnick, Esquire, Guardian of the Person For Mary F. White

AND

Terry K. Sullivan, Esquire, Guardian of the Property for Mary F. White

415 Goldleaf Avenue  
Capitol Heights, MD 20743

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25324**

Notice is hereby given this 16th day of February, 2018, 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 16th day of March, 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 16th day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$135,000.00. The property sold herein is known as 415 Goldleaf Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129768 (3-1,3-8,3-15)

**LEGALS**

LAW OFFICE OF  
JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06910-1535

**ORDER OF PUBLICATION**

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

Jai S. Shin, Woong Kim, Joanne S. Alexander, Donald B.W. Messenger, Nancy R. McNealy, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 1914100; situate in District 17 of Prince George's County, Maryland, known as 3727 Rhode Island Ave and described as Nconf Use-hous E 6,338.0000 Sq.Ft. & Imps. Cedar Croft Lot 5 Assmt \$269,733 Lib 29697 FI 649 and assessed to Shin Jai S & Woong Kimon the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01847 TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129772 (3-1,3-8,3-15)

**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.

Carlton Stuart

AND

LaRonda Stuart,  
a/k/aLaRonda Annette Stuart

14204 Derby Ridge Road  
Mitchellville, MD 20721

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-08957**

Notice is hereby given this 22nd day of February, 2018, 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 22nd day of March, 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$483,388.86. The property sold herein is known as 14204 Derby Ridge Road, Mitchellville, MD 20721.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129792 (3-1,3-8,3-15)

**LEGALS**

LAW OFFICE OF  
JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06906-1535

**ORDER OF PUBLICATION**

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

Pamela Roscoe, NVR Mortgage Finance, Inc., James M. Sack, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 3857059; situate in District 07 of Prince George's County, Maryland, known as 13610 Pynes Discovery Dr and described as 12,021.0000 Sq.Ft. & Imps. Fairwood Lot 42 Blk II Assmt \$440,600 Lib 37883 FI 179 and assessed to Roscoe Pamelaon the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01846 TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129773 (3-1,3-8,3-15)

**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.

Doreen M. Hogans,  
Personal Representative for the Estate of Bernard S. Hogans

7618 Oxman Road  
Landover, MD 20785

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-26182**

Notice is hereby given this 22nd day of February, 2018, 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 22nd day of March, 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$117,000.00. The property sold herein is known as 7618 Oxman Road, Landover, MD 20785.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129791 (3-1,3-8,3-15)

**LEGALS**

LAW OFFICE OF  
JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06902-1535

**ORDER OF PUBLICATION**

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

Martha H. Jones, The Estate of Martha H. Jones, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 0031195; situate in District 01 of Prince George's County, Maryland, known as 4706 Prince George's Avenue and described as Lot 5 & W Pt L T 2 11,226.0000 Sq.Ft. & Imps. Beltsville Blk 38 Assmt \$175,300 Lib 03422 FI 314 and assessed to Jones Martha Hon the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01795 TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129774 (3-1,3-8,3-15)

**NOTICE**

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

Substitute Trustees, Plaintiffs

vs.

SOON O. YI  
CHUL S. YI  
7030 Storch Lane  
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-21485**

Notice is hereby given this 12th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7030 Storch Lane, 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 12th day of March, 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 March, 2018.

The report states the purchase price at the Foreclosure sale to be \$253,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129710 (2-22,3-1,3-8)

LAW OFFICE OF  
JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2017-06903-1535

**ORDER OF PUBLICATION**

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

Mary C. Will, Everett V. Will, Citibank, N.A., John W. Stadler, Jr., Paul J. Stadler, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 0376756; situate in District 05 of Prince George's County, Maryland, known as 204 Emerald Hill Dr. and described as 21,771.0000 Sq.Ft. & Imps. Tantallon On The P Lot 18 Blk F Assmt \$358,800 Lib 17099 FI 479 and assessed to Will Mary C & Everett V.on the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01843 TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 26th day of February, 2018, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 23rd day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of May, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129852 (3-8,3-15,3-22)

**NOTICE**

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

Substitute Trustees, Plaintiffs



**LEGALS**

**NOTICE**

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

Plaintiffs

vs.

Nicole Brennan  
Defendant

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

**CIVIL NO. CAEF 17-11118**

ORDERED, this 26th day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12806 Applecross Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 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 26th day of March, 2018, next.

The report states the amount of sale to be \$186,200.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129845 (3-8,3-15,3-22)

**NOTICE**

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

Plaintiffs

vs.

Brandon Bellamy  
Defendant

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

**CIVIL NO. CAEF 17-12540**

ORDERED, this 26th day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4503 Sherborn Lane, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 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 26th day of March, 2018, next.

The report states the amount of sale to be \$198,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

129846 (3-8,3-15,3-22)

**ADVERTISEMENT**

**Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.**

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal #	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
S17-016A	Biowatch Sample Collection in the National Capital Region	Pre-Proposal Conference: 3/28/18 @ 10:00 a.m. Closing Date: 4/30/18 @ 3:00 p.m.	\$5.50

**PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION**

Solicitations identified with an asterisk (\*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (\*\*) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov). Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Maryland. Special ADA accommodations may be made by writing or calling the same office.

—BY AUTHORITY OF—

Rushern L. Baker, III  
County Executive

129873 (3-8)

**LEGALS**

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$681.00 due and payable on the first day of January in each and every year

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

**11100 RODEO COURT  
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from John F. Forbes, dated February 12, 2013, and recorded in Liber 34977 at folio 591 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 27, 2018  
AT 9:37 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 \$51,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 3% 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 # 16-600689)

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

129872 (3-8,3-15,3-22)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

**TUESDAY MARCH 20, 2018**

**COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND**

**12:00 P.M.**

**Notice is hereby given that on Tuesday, March 20, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearings:**

**CB-7-2018 - AN ACT CONCERNING COMPENSATION OF ELECTED OFFICIALS** for the purpose of administratively codifying determinations of the Compensation Review Board, in accordance with procedures set forth in the Charter and in compliance with State law, including the Compensation Review Board's recommendations to amend the compensation of the County Executive and County Council Members, including the Chair and Vice Chair of the County Council; making certain references to State law; and generally relating to the compensation of elected officials.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, Telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Dannielle M. Glaros, Chair**

**ATTEST:**

Redis C. Floyd  
Clerk of the Council

129870 (3-8,3-15)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

FESTUS O. EHIZIELEN  
20 Joyceton Terrace  
Upper Marlboro, MD 20774  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-35984**

Notice is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 20 Joyceton Terrace, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of March, 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 23rd day of March, 2018, next.

The report states the purchase price at the Foreclosure sale to be \$204,155.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129849 (3-8,3-15,3-22)

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

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

**4713 HENDERSON ROAD  
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Edward E. Drakeford, dated May 28, 2003, and recorded in Liber 18011 at folio 330 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 27, 2018  
AT 9:35 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602027)

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

129833 (3-8,3-15,3-22)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF  
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on April 26, 2018 and will be heard on June 26, 2018. Those licenses are:

Class B, Beer and Wine - 17 BW 25, 26, 27

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

A Public Hearing is scheduled for April 4, 2018, and April 11, 2018 at 7:00 p.m., at the 9200 Basil Court, Room 410, Largo, Maryland, 20774. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Kelly E. Markomanolakis  
Administrative Assistant  
December 19, 2017

129874 (3-8,3-15)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

**(Liquor Control Board)**

**MARCH 27, 2018**

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

**TRANSFER**

Conrado Alfaro, President/Secretary/Treasurer for a Class B(R), Beer, Wine and Liquor for the use of C H A Restaurant, Inc., t/a OMG Restaurant and Lounge, 1401 University Boulevard, E Unit G-12, 13 & Part of 14 Hyattsville, 20783 transfer from Matthew Group, t/a Omega Lounge, Jorge Menendez-Colocho, President/Treasurer/Secretary

David Jones, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of Woodmore Restaurant Holdings, LLC, t/a Copper Canyon Grill, 9300 Taj Lane, Lanham, 20706 transfer from Woodmore Restaurant Holdings, LLC, t/a Copper Canyon, David Jones, Managing Member, Matthew Verney, Member.

**NEW - CLASS B, BEER, WINE AND LIQUOR**

Valery Azeh, Member, Njukang Asong, Member for a new Class B, Beer, Wine and Liquor, for the use of Holmes Lounge, LLC, t/a Holmes Lounge, 10601 Baltimore Avenue, Beltsville, 20705

Walter Andino, Member/Manager, for a new Class B, Beer, Wine and Liquor License for the use of Cuscatlecos, LLC, t/a Laurel Double-T Diner, 14550 Baltimore Avenue, Laurel, 20707.

Helen Kumbumbara, President/Secretary/Treasurer, for a new Class B, Beer, Wine and Liquor for the use of Afrique Arts and Cultural Establishment, LLC, t/a Prime Restaurant, 5126 Baltimore Avenue, Hyattsville, 20781

Jiyeon Lee, President/Secretary/Treasurer, Ki Soon, Park, Assistant Secretary for a new Class B, Beer, Wine, and Liquor for the use of Triple, Inc., t/a South Pride Seafood and Soul, 5201 Indian Head Highway, Unit A, Oxon Hill, 20745

**NEW - CLASS B(BLX), BEER, WINE AND LIQUOR**

Sil Mudsi, Member-Manager for a new Class B(BLX), Beer, Wine and Liquor for the use of Balkonie Restaurant Group, LLC, t/a Balkonie, 6323 Greenbelt Road, Belwyn Heights, 20740

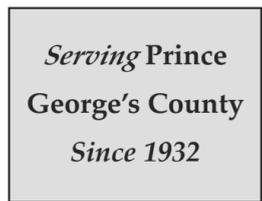
Tao Li, President, for a new Class B (BLX), Beer, Wine and Liquor for the use of Everland, Inc., t/a LATAO - Sushi Cuisine, 6700 Baltimore Avenue, Suite A & B, College Park, 20740

**A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, March 27, 2018. Additional information may be obtained by contacting the Board's Office at 301-583-9980.**

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Kelly E. Markomanolakis  
Administrative Assistant  
January 29, 2018

129875 (3-8,3-15)



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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
KATHY LISA BURSON**  
Estate No.: 109076

**NOTICE OF JUDICIAL  
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by KIM F. BURSON for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **April 12, 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

129879 (3-8,3-15)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
BERTHA E. MOYNIHAN**  
Estate No.: 109269

**NOTICE OF JUDICIAL  
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by JOSHUA E. ZUKERBERG for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **April 17, 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

129880 (3-8,3-15)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
DONALD R. PACE**  
Estate No.: 109065

**NOTICE OF JUDICIAL  
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by DONALD PACE, JR. for judicial probate of the will dated January 15, 1998 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **April 19, 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

129881 (3-8,3-15)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
WILLIAM J. WESTON**  
Estate No.: 109071

**NOTICE OF JUDICIAL  
PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by SANDRA FORD for judicial probate of the will dated December 15, 2014 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on **April 18, 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

129882 (3-8,3-15)

**NOTICE**

**IN THE MATTER OF:  
Teegawende A Ilboudo**

**FOR THE CHANGE OF  
NAME TO:  
Teegawende A Kagambega**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-04664**

A petition has been filed to change the name of (Minor Child(ren)) Teegawende A Ilboudo to Teegawende A Kagambega.

The latest day by which an objection to the petition may be filed is March 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
129834 (3-8)

# The Prince George's Post

*Your Newspaper of Legal Record*

**Call (301) 627-0900**

**or**

**Fax (301) 627-6260**

*Subscribe  
Today!*

*Proudly Serving Prince George's County Since 1932*

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 YANICK RICE LAMB Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31820**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,162.80. The property sold herein is One 308,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129859 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 COLEN ALTON PHILLIPS MAGGIE M CLANCY Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31823**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 23,074.66. The property sold herein is One 189,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129860 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 DENNIS JETER III DELORIS JETER Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31825**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 10,221.19. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129861 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 MARY E COHEN MATTHEW A COHEN Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-39895**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 88,384.09. The property sold herein is One 720,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129862 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 JOHN A PELLEY JR CYNTHIA E PELLEY Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-39896**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 67,085.74. The property sold herein is One 700,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129863 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 THOMAS W WUNDER BRENDA J WUNDER Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-39899**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 59,877.41. The property sold herein is One 610,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129864 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 CAROLYN L GODIN Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-39900**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 26,238.81. The property sold herein is One 518,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129865 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 CAROLYN MAE SIMMS MICAH SIMMS GANTT Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-40875**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 38,920.81. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129866 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 MARILYN TOLEDO Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-40876**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,633.39. The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129867 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
 v.  
 DENISE A WAHLER PHILLIP A WAHLER Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-40877**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 13,176.04. The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
 Sydney J. Harrison, Clerk  
 129868 (3-8,3-15,3-22)

**LEGALS**

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

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

**5924 SOUTH HIL-MAR CIRCLE FORESTVILLE, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Terry Mcswain and Mary E Mcswain, dated December 27, 1996, and recorded in Liber 11195 at folio 504 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 27, 2018 AT 9:36 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-617350)

**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

129871 (3-8,3-15,3-22)

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



**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

DEINMA I. IYALLA  
ACHO MEDUA IYALLA  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31816**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$123,388.43. The property sold herein is One 1,178,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129855 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

BILLY GENE BOOKER JR  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31817**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$98,863.79. The property sold herein is One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129856 (3-8,3-15,3-22)

**LEGALS**

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

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

1749 FERNWOOD DRIVE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Doretta Morton and Estate of Carl Morton, dated March 28, 2013, and recorded in Liber 34630 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

MARCH 20, 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.

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$450.00 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601011)

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  
129761 (3-1,3-8,3-15)

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

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

2707 ENTERPRISE ROAD  
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Ezenwanyi E. Ahaghotu, dated September 25, 2015, and recorded in Liber 37507 at folio 562 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 20, 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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600284)

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  
129762 (3-1,3-8,3-15)

**NOTICE**

IN THE MATTER OF:  
**Tevin Maxwell Mason**

FOR THE CHANGE OF NAME TO:  
**Wolf Maxwell Mason**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-04252**

A petition has been filed to change the name of Tevin Maxwell Mason to Wolf Maxwell Mason.

The latest day by which an objection to the petition may be filed is March 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
129841 (3-8)

**NOTICE**

IN THE MATTER OF:  
**Fnu Ebai Ebong**

FOR THE CHANGE OF NAME TO:  
**Collinpowell Ebongole Ebai**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-04890**

A petition has been filed to change the name of Fnu Ebai Ebong to Collinpowell Ebongole Ebai.

The latest day by which an objection to the petition may be filed is March 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George's County, Maryland  
129843 (3-8)

**LEGALS**

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

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

4308 RIDGECREST DRIVE  
SUTTILAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Reginald L Pasteur and Katrice L Pasteur, dated May 16, 2007, and recorded in Liber 27947 at folio 593 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 20, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-606333)

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  
129763 (3-1,3-8,3-15)

**Your Newspaper of Legal Record**  
**301-627-0900**

**LEGALS**

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

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

1836 METZEROTT RD., UNIT # T-11  
HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006 and recorded in Liber 27047, Folio 416 among the Land Records of Prince George's County, MD, with an original principal balance of \$105,850.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 27, 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 described as unit numbered T-11 in a condominium styled Presidential Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 304505-3)

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

129824 (3-8,3-15,3-22)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

TERRI A DENDY  
ROSALIE DENDY  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31818**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$47,082.82. The property sold herein is One 494,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129857 (3-8,3-15,3-22)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

BILLY GENE BOOKER JR  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31819**

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$22,991.68. The property sold herein is One 379,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129858 (3-8,3-15,3-22)

**LEGALS**

**MOTOR VEHICLE AUCTION**

Pursuant to Article 25-207 of the Maryland Motor Vehicle Laws, the following vehicles will be sold at Public Auction on **Friday, April 6, 2018** at the Prince George's County Abandoned Vehicle Unit, 4920 Ritchie Marlboro Road, Upper Marlboro, Maryland.

Registration is from 7:30 A.M. to 9:30 A.M. **REGISTRATION WITH A VALID DRIVER'S LICENSE OR IDENTIFICATION CARD IS REQUIRED TO ENTER.** No person under the age of sixteen (16) will be admitted.

**FAILURE TO FOLLOW AUCTION RULES AND REGULATIONS WILL RESULT IN REMOVAL FROM THE PROPERTY AND NO ADMITTANCE TO FUTURE AUCTIONS.**

**ALL VEHICLES SOLD "AS IS" WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED. VIEWING/INSPECTION OF VEHICLES FOR SALE PERMITTED THE DAY OF AUCTION ONLY.**

ALL VEHICLES UPON WHICH YOU SUCCESSFULLY BID MUST BE PAID FOR NO LATER THAN 2 P.M. THE DAY OF THE AUCTION. Methods of payment are cash, certified check, money order or Credit Card. Failure to remove your paid auction vehicle by April 13, 2018 will result in additional towing and storage fees or forfeiture.

**REMOVAL OF VEHICLES BY APPROVED TOWING ONLY.**

**NO REPAIRS OF ANY KIND PERMITTED ON THE LOT.**

Prince George's County is not bound by the stated year of vehicle. These described motor vehicles have been declared abandoned under the provisions of the Transportation Articles 25-202 to 25-208 inclusive of the Maryland Motor Vehicle Laws, 1985, and have been taken into custody by the Prince George's County Police Department or the Department of Environmental Resources and stored. Efforts to identify and locate the owner(s) and/or secured parties have been unsuccessful. This notice is to inform the owner(s) and/or secured parties that they may exercise their right to reclaim said vehicles within twenty-one (21) days of the date of this notice. All charges and costs resulting from the towing, storage and notification are the responsibility of the owner(s) and/or secured parties. Failure to reclaim a vehicle within the twenty-one (21) days from the date of this notice is deemed to be a waiver of all rights, interest and title and consent to sale at Public Auction under Title 25-207 or to be otherwise disposed of as provided by Law. Prince George's County reserves the right to bid on any of the below described motor vehicles.

To reclaim a motor vehicle, interested parties may contact:

**ABANDONED VEHICLE UNIT**  
4920 Ritchie Marlboro Road  
Upper Marlboro, Maryland 20772  
PHONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE, INC.

**Immediately following the vehicle auction miscellaneous items will be auctioned in lots. Items may be, but are not limited to tools, car seats, toys and other items removed from vehicles. All miscellaneous items on which you successfully bid must be paid for and removed from the property no later than 2:00 p.m. April 6, 2018. Methods of payment are cash, certified check, money order or Credit Card.**

The Abandoned Vehicle Unit of the Department of Environmental Resources encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation. If you are disabled and in need of assistance during the auction, you must contact the Abandoned Vehicle Unit no later than March 30, 2018 for arrangements (week earlier than auction).

LOT #	YR.	MAKE	BODY	V.I.N.
B10214	1987	JAYCO	TL	1UJAJ01F1H1BIM0877
B6286N	2002	FOREST RIVER	TL	4X4UUS2182W008607
B7009N	1994	FLEETWOOD	TL	1EDIS2922R2871682
B9961N	1971	SKAMPER	TL	D0714174H
B7106E	2006	ACURA	4D	19UUA66296A046828
B7117E	1999	ACURA	2D	JH4DC2395X003584
B7138F	2003	ACURA	4D	19UUA56833A072111
B7192G	1997	ACURA	4D	JH4KA9642V0C05886
B7341K	2004	ACURA	MP	2HNYD18764H546814
B7425L	1999	ACURA	4D	JH4KA9663XC010390
B7426K	2002	ACURA	4D	19UUA56892A042593
B7429K	2001	ACURA	2D	19UYA4244A1A036665
B7021B	2009	AUDI	4D	WAULF78K29N024839
B7128E	1997	AUDI	4D	WAUUA88D4VA182924
B7384C	2001	AUDI	4D	WAUDE68D01A003878
B7410L	2002	AUDI	4D	WAULT64B62N127096
B7014B	2001	BMW	4D	WBAAV33411EE78678
B7055C	2001	BMW	4D	WBAAV53441J593590
B7103E	1993	BMW	4D	WBACB4319PFL13023
B7153G	1997	BMW	4D	WBADD5320VBV50761
B7163F	2006	BMW	4D	WBANF33506C535354
B7222H	2004	BMW	4D	WBANB33504B113544
B7290I	1997	BMW	2D	WBABG2327VET34031
B7373K	2000	BMW	4D	WBADM634XYGU29329
B7393L	1998	BMW	2D	WBAF832XWEH61066
B7395L	1998	BMW	4D	WBADD6325WBW39782
B7413L	2001	BMW	4D	WBAGH83461DP34170
B6989A	1996	BUICK	2D	1G4GD22101U4709072
B7011B	1995	BUICK	4D	2G4WB52L351457980
B7023A	1970	BUICK	2D	444670Z113737
B7065C	2001	BUICK	4D	2G4WB55KX11261374
B7155F	1994	BUICK	4D	1G4CW52L6R1601755
B7157F	2003	BUICK	MP	3G5DA03E135543920
B7168F	2001	BUICK	4D	1G4HR54K81U135525
B7172C	1997	BUICK	4D	2G4WF52M2V1424206
B7182G	1978	BUICK	2D	4M47U8H165765
B7227H	1994	BUICK	4D	1G4HR52L3RH499416
B7297I	2005	BUICK	4D	1G4HR54K15U260453
B7303J	1989	BUICK	2D	1G4EZ11C3KU409837
B7337K	1999	BUICK	4D	1G4HP52K8XH490883
B6975A	1998	CADILLAC	4D	1G66KD54Y5WU715256
B6988A	1994	CADILLAC	4D	1G66KD52B5RU264980
B7150F	2003	CADILLAC	4D	1G66KY54993U245287
B7246H	2002	CADILLAC	4D	1G66KD54Y42U231492
B7247H	1999	CADILLAC	4D	W06VR52R1XR138786
B7302J	2004	CADILLAC	4D	1G66KD54YX4U135837
B6510N	1984	CHEVROLET	CA	1G1BJP37J4E3312459
B6978A	2001	CHEVROLET	2D	2G1FFP22K212104823
B6980A	1989	CHEVROLET	VN	2GCEC25K3K4138838
B6985A	2009	CHEVROLET	2D	1G1AT18H797220468
B6991N	2001	CHEVROLET	VN	1GCHG35R111214169
B6992A	1998	CHEVROLET	2D	2G1WX12K6W9131032
B7012B	1997	CHEVROLET	MP	1GNFK16R5VJ323095
B7036B	1996	CHEVROLET	MP	1GNEK13R0TJ359564
B7053C	1999	CHEVROLET	MP	1GNEK13R9XJ399731
B7056C	2003	CHEVROLET	2D	2G1WVX15K939342698
B7057C	2004	CHEVROLET	4D	1G1ZT54814F106156
B7059C	2005	CHEVROLET	MP	2CNDL73F456145330
B7061B	2004	CHEVROLET	4D	1G1ND52F24M693556
B7064C	2004	CHEVROLET	4D	2G1WF52K549416781
B7066C	2009	CHEVROLET	MP	3GNCA23B29S635561
B7069D	2003	CHEVROLET	PU	1GCDT13X43K122232
B7070D	2004	CHEVROLET	4D	1G1JC52F547232996
B7072D	1995	CHEVROLET	VN	1GCBG25K1SF130106
B7082D	1996	CHEVROLET	MP	1GNNDT13W4T2141345
B7085D	1995	CHEVROLET	4D	1G1BL52W6SR191221
B7088D	2007	CHEVROLET	4D	1G1AK55FX77321336
B7132E	2012	CHEVROLET	4D	1G1ZA5EU0CF361834
B7137F	2003	CHEVROLET	MP	1GNNDT13S532402804
B7139F	2002	CHEVROLET	4D	2G1WF52E929381105
B7143F	1999	CHEVROLET	4D	1G1JC5240X7213484
B7160E	1987	CHEVROLET	4D	1G1AW51R0H6201704
B7165D	2007	CHEVROLET	2D	2G1WK15N979347558
B7175G	1997	CHEVROLET	2D	3G1JC1245V5839314
B7190G	2003	CHEVROLET	MP	1GNNDT13X13K117660
B7197G	2000	CHEVROLET	4D	1Y1SK5281Y2432361
B7205G	1998	CHEVROLET	2D	2G1FP22K0W2113818
B7233H	2002	CHEVROLET	PU	1GCCS145082124616
B7236H	1999	CHEVROLET	2D	2G1VWV12M8X9264512
B7238H	2007	CHEVROLET	4D	1G1Z5S5F37F184888
B7252I	2001	CHEVROLET	2D	1G1JC124717151355
B7254I	2005	CHEVROLET	MP	1GNEK13T65J146682
B7256C	1994	CHEVROLET	2D	2G1FFP22S8R2173138
B7260I	2002	CHEVROLET	4D	1G1JC524727251383

**LEGALS**

B7262I	2006	CHEVROLET	MP	3GNDA23P46S579733
B7268I	1998	CHEVROLET	VN	1GNEL19W2WB185733
B7270I	2005	CHEVROLET	MP	1GNEK13T35R253836
B7280I	1993	CHEVROLET	4D	2G1AN69H6D1249150
B7301J	1986	CHEVROLET	2D	1G1LV15M3TY197969
B7328J	2008	CHEVROLET	4D	1G1ZJ57B48F160232
B7333I	2009	CHEVROLET	4D	1G1ZH57B29F121409
B7369K	1998	CHEVROLET	2D	1G1JC1241W7322219
B7377K	1998	CHEVROLET	VN	1GCCG25R8W1064643
B7382I	2003	CHEVROLET	MP	1GNNDT13S532216342
B7391J	1988	CHEVROLET	4D	1G1AW51W7J6279862
B7416L	2012	CHEVROLET	4D	1G1ZB5E03CF299923
B7423L	1995	CHEVROLET	MP	1GNEK18KXSJ316649
B7424L	2002	CHEVROLET	MP	1GNNDT13S425202973
B7448H	1982	CHEVROLET	PU	1GCCW80J3CR197068
B7450G	1986	CHEVROLET	VN	1GBEG25H4G7144880
B7453D	1978	CHEVROLET	PU	5W80L8D500321
B7457M	2004	CHEVROLET	MP	1GNES16S146223544
B7091D	2001	CHRYSLER	VN	2C4GP74L31R319763
B7115E	2004	CHRYSLER	4D	2C3HD56G14H628440
B7161F	2006	CHRYSLER	MP	3C3JY55E56T349251
B7177G	2001	CHRYSLER	2D	1C3EL45U81N571728
B7185G	2006	CHRYSLER	MP	2A8CF68496R612860
B7213H	2001	CHRYSLER	4D	2C3AE66GX1H667415
B7216H	2006	CHRYSLER	4D	2C3LA53G86H343664
B7258I	2000	CHRYSLER	VN	1C4GP54L8YB510169
B7285I	2002	CHRYSLER	MP	3C4FY48B42T285713
B7309J	2001	CHRYSLER	4D	1C3AL46X51N585609
B7392L	2006	CHRYSLER	4D	2C3KA53G86H428967
B7439L	1999	CHRYSLER	2D	3C3EL55HXXT598012
B7442J	2007	CHRYSLER	MP	3A4FY48B97F1526960
B6178N	1979	DODGE	CA	F44CT9V713687
B6613M	1977	DODGE	VN	B21BE7K204960
B6979A	1994	DODGE	PU	1B7GL23X2R5630422
B6995A	2005	DODGE	4D	1B3ES56C75D169321
B7001A	1994	DODGE	VN	2B7HB2171RKL157814
B7051C	1994	DODGE	VN	2B6HB21Y2RKL66033
B7078D	1989	DODGE	PU	1B7GL26XKX5040826
B7081D	2001	DODGE	VN	2B8GP74L31R315515
B7097D	1998	DODGE	PU	1B7FL26X7W5553064
B7098E	2009	DODGE	4D	2B3KA33V89H1596063
B7105E	1996	DODGE	TK	1B7FL26X6T5630356
B7127E	2015	DODGE	4D	1C3CDFB33FD251880
B7206G	2009	DODGE	4D	1B3LC56889N560137
B7208F	2001	DODGE	MP	1B4HS28N61F616208
B7319J	1996	DODGE	TK	1B7CG23Y2TS576009
B7339K	2006	DODGE	4D	1B3AL46R16N250577
B7343K	2002	DODGE	MP	1B4H548222F174642
B7345K	1995	DODGE	TK	1B7HC16YXSS373762
B7366K	2005	DODGE	4D	1B3EL46T65N636164
B7375J	2002	DODGE	MP	1B4HS38N02F209444
B7403L	2004	DODGE	PU	1D7HU18D74J116242
B7405L	2003	DODGE	PU	1D7HU18N13S337577
B7440K	1997	DODGE	VN	2B7HB21Z2VK534323
B7441L	2002	DODGE	VN	1B8GP44382B532475
B6881N	1996	FORD	VN	1FBJS1H3THA55623
B6885N	2005	FORD	VN	1FTSS34P15HA15613
B6986A	2000	FORD	SW	1FAFP3630VW275066
B6987A	2007	FORD	4D	1FAFP56U37A180324
B6994A	2000	FORD	MP	1FMZU73E2YZC41783
B6997A	2000	FORD	PU	1FTYR14X8YTA38401
B6998A	2001	FORD	PU	1FTRF18L21NA37212
B7024B	2000	FORD	2D	3FAFP313XYR216603
B7028B	2005	FORD	4D	2FAHP71W35X169468
B7034B	2000	FORD	PU	2FTRX18L3YCA45333
B7039C	2000	FORD	VN	2FMZA5143YBA87062
B7042C	2004	FORD	MP	1FMYU03134DA05635
B7048C	1993	FORD	PU	1FTFE14N0PLA14831
B7075D	2003	FORD	2D	3FAFP11393R100581
B7077D	1978	FORD	4D	8A92T166530
B7083D	1998	FORD	VN	2FMZA5149WBD53536
B7086D	2003	FORD	MP	1FMZU72K93UA29735
B7099E	2012	FORD	4D	1FAHP3F25CL437364
B7101E	2001	FORD	MP	1FMYU60E81UA99517
B7110E	2001	FORD	4D	1FAFP53271A257951
B7122C	1991	FORD	4D	1FACP54Y2MA239903
B7123E	2001	FORD	2D	1FAFP444XXF183317
B7140F	2001	FORD	4D	1FAFP33P01W276117
B7181G	1999	FORD	PU	1FTZF1727XN28058
B7183G	1998	FORD	MP	1FMPU18L5WL315013
B7191G	1999	FORD	PU	1FTZP1726KNB69214
B7218H	1997	FORD	4D	1EALP52U9VA119467
B7228H	1996	FORD	2D	1FTFJ112J1W160924
B7231N	1998	FORD	BS	1FDS5E379WHA32358
B7234N	1996	FORD	VN	1FTHS24Y6THB57014
B7240B	1999	FORD	MP	1FMZU35P9XUC86786
B7241H	2000	FORD	VN	2FMZA5347YBD00088
B7255C	2003	FORD	4D	1FAFP33243W24879
B7267I	2002	FORD	MP	1FMPU16L82LA10752
B7277N	1987	FORD	TK	1FDKE37L4HHB72857
B7279N	1995	FORD	TK	1FDKF37G9SNB15189
B7281I	1991	FORD	PU	1FTCR14U3MPA75293
B7300J	2001	FORD	4D	1FAFP34301W378612
B7313J	2001	FORD	MP	1FTZX1721NA53388
B7314J	2000	FORD	PU	1FMZU1563YLA08520
B7322J	2014	FORD	4D	1FADP3K21EL258147
B7326J	2004	FORD	PU	1FTPW14524KD23968
B7330J	2004	FORD	MP	1FMZU73W84UC05323
B7336B	1998	FORD	VN	2FMZA51U3WBC42741
B7346K	1997	FORD	MP	1FMDU34E7VUA65713
B7380K	2007	FORD	4D	1FAFP34N57W35658

**LEGALS**

Continued From Page 28

pay for the lot no later than 2 P.M. the day of the auction. There will be three weeks (April 27, 2018) allowed to remove all scrap vehicles from the lot.

Viewing/inspection of vehicles for sale will be permitted on Thursday, April 5, 2018 between 8 A.M. and Noon. The auction of this lot may not be held at the site of these scrap vehicles. All preparation of the vehicles and their removal shall be done in an environmentally safe manner and in accordance with all Federal, State and Local Laws. Vehicles will be removed by towing or hauling off the premises (by crane, rollback, trailer and/or flatbed truck). Large trailers or mobile homes may be dismantled and removed in sections. Vehicles without wheels or in a non-towable condition must be maneuvered in the lot so that they are not dragged. All trash, parts, or tires will be disposed of in accordance with State and Local Laws. The contractor will be responsible for all costs incurred in the removal and disposal of trash, parts, etc. The successful bidder may spot up to a 20 cubic yard dumpster in the disposal area at his/her own expense. The contractor shall be required to remove all mobile homes, trailers, trucks and other designated large vehicles first. Any tires, rubbish, debris or car parts stored in the vehicles must be removed with the vehicles. Failure to follow these requirements may result in the forfeiture of money paid, withholding of the Maryland Certificate of Authority, or both.

To reclaim a motor vehicle, interested parties may contact:

**ABANDONED VEHICLE UNIT**  
4920 Ritchie Marlboro Road  
Upper Marlboro, Maryland 20772  
PHONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE, INC.

A minimum bid of \$500.00 (five hundred) has been established for the lot. Vehicles reclaimed or removed from the lot between the time of this advertisement and the time of the sale will be identified immediately prior to the auction.

LOT #	YR.	MAKE	BODY	V.I.N.
F105	2002	KYMCO	SC	RFB1AADS2B102900
F2496	XXXX	HOME MADE	TL	UNKNOW
F3340	2007	QUALITY	TL	5NDFW50397S001581
F4049	XXXX	STARCRAFT	CA	UNKNOW
F7151T	1987	LOADRITE	TL	1PHALEP14H1000610
F7152T	1986	SEARAY	BT	SERV6645G686
F114	2002	ACURA	4D	19UUA56832A041407
F222	1997	ACURA	4D	JH4KA9649VC001169
F3407	1995	ACURA	2D	JH4KA7665SC007844
F3944	1995	ACURA	4D	JH4DC2386S002315
F4066	2005	ACURA	4D	JH4CL9689SC028292
F106	2006	BAJA	DB	LUAHYD10X61002637
F2359	2007	BMW	4D	WBahn83537D169039
F2553	2003	BMW	4D	WBAGN63493DR14890
F3465	1999	BMW	4D	WBADM5337XBY15882
F3261	1989	BUICK	2D	1G4HR54C2KH526074
F211	2011	CADILLAC	4D	1G6KA5E63BU18428
F2704	1985	CADILLAC	4D	1G6K5698FE804519
F4563	1991	CADILLAC	4D	1G6CD53B0M4216735
F107	1999	CHEVROLET	4D	2G1WL52M4X9278875
F138	2011	CHEVROLET	4D	1G1PG59687236061
F149	2002	CHEVROLET	MP	1GNEK13Z9J306151
F158	2011	CHEVROLET	4D	1G1ZC5E15BF113318
F190	1996	CHEVROLET	2D	2G1WW12M9T9134958
F1939	1994	CHEVROLET	4D	1G1BN52P6RR181883
F3361	1989	CHEVROLET	4D	1G1BU51E8KA120476
F4008	1995	CHEVROLET	2D	2G1FP2253S2208366
F4047	1986	CHEVROLET	2D	1G1FP87H3GN165949
F3877	2000	CHRYSLER	4D	2C3HE66GXYH159518
F144	2006	DODGE	PU	1D7HU182265707249
F160	2015	DODGE	4D	2C3CDXBG0FH790543
F177	2000	DODGE	VN	2B4GP2533YR570341
F3198	2001	DODGE	PU	3B6KF26Z91M277998
F3768	1998	DODGE	4D	2B3FD56JXWH200202
F4093	1994	DODGE	PU	3B7HC16X3RM518263
F4300	2002	DODGE	4D	2B3HD46R72H127770
F4366	2005	DODGE	SW	2D4FV48V65H557021
F4581	2000	DODGE	4D	2B3HD76V8YH301367
F152	2014	FORD	4D	3FADP4BJ6EM107557
F3711	2004	FORD	4D	2FAHP71W44X109892
F3923	2001	FORD	MP	1FMZU73E51ZA84515
F3968	1997	FORD	4D	2FALP73W4VX103308
F3994	2000	FORD	PU	1FTRX18L0YNB36683
F4384	1998	FORD	MP	1FMZU34E3WZB62949
F4392	2010	FORD	4D	1FABP7CV8AX146644
F4496	2005	FORD	4D	2FAHP71W95X117830
F4012	2003	GMC	MP	1GKEK13Z63J145921
F4237	2000	GMC	PU	1GTFC2917Y2177775
F111	1992	HONDA	SW	1HGCB9857NA015075
F123	1998	HONDA	MC	1H2SC3300WM201855
F133	1994	HONDA	4D	1HGCD5651RA141606
F146	2003	HONDA	4D	1H2SC56623A052708
F163	2003	HONDA	4D	1HGES16583L038296
F196	2005	HONDA	4D	1HGCM66335A004648
F207	2009	HONDA	4D	1HGCP26809A022008
F3321	1993	HONDA	2D	2HGEGH2462PH513699
F3538	1994	HONDA	4D	1HGCD5650RA191803
F4312	2015	HONDA	VN	5FNRL5H167FB044219
F4448	1994	HONDA	4D	1HGCD5652RA152887
F127	1997	INFINITI	4D	JNKBY31D9VM000890
F3169	2003	INFINITI	4D	JNKAY41E23M001595
F3512	1999	INFINITI	MP	JNRRAR07Y0XW069235
F7483D	1994	INTERNATIONAL	TK	1HTSCAM3RH581466
F128	1992	KAWASAKI	MC	JKALXVA1XNA061180
F183	2013	KIA MOTORS	4D	5XJGM4A73DC254442
F3026	2004	LAND ROVER	MP	SALME11474A143112
F3369	1992	LEXUS	2D	JT8UZ30C7N0018858
F188	2015	MERCURY	4D	1MEFM50UX5A628808
F218	2000	MERCURY	VN	4M2XV11TXD17128
F4336	2000	MERCURY	4D	1MEFM66L2YK606238
F2349	2007	MERCEDES-BENZ	4D	WDDNG71X37A056319
F156	2003	MINIBUS	4D	4A3AA46G63E056557
F3469	1997	NISSAN	4D	JN1CA21D2VM531145
F4499	2001	NISSAN	VN	4N27N16T61D824186
F4043	2003	OLDSMOBILE	4D	1G3NL52FX3C256614
F3569	1997	PONTIAC	2D	1G2WP52K7VF347898
F7008T	1983	RENKEN	BT	REMK1229M83H
F7007T	1983	SHORELINE	TL	AC170422MD
F110	2000	SATURN	SW	1G8JU82F5Y637210
F147	2001	TOYOTA	4D	2T1BR12E71C444075
F151	2006	TOYOTA	VN	5TDZA23C56S447869
F171	1999	TOYOTA	4D	4T1BG22K4XU606480
F200	1998	TOYOTA	4D	JT2BF22K1W0116584
F3571	2004	TOYOTA	4D	4T1BE32K84U859244
F3715	1989	TOYOTA	2D	JT2MA71L5K0117438
F3799	2000	TOYOTA	4D	4T1BG22K5YU993509
F180	2007	VOLKSWAGEN	4D	3VWGF71K47M131605
F173	2004	VOLVO	4D	VY1RS61154235022
F182	2002	YAMAHA	MC	JYARJ04E42A023820

J10485	XXXX	SPCNS	TL	CA1084447
J2430	XXXX	VIP	SC	UNKNOW
J2438	1993	MAST	TL	1C9AE4P2XPG099118
J2461	2007	KYMCO	SC	RFBS1A0497B390497
J2483	XXXX	XXXX	TL	UNKNOW
J2487	1997	KAYLIN	TL	1K9E2924XV4005218
J2548	XXXX	XXXX	AT	UNKNOW
J2570	1994	XXXX	TL	1T9GS4837RM139394
J2740	2005	HURST	TL	1H97A101951057978
J2841	XXXX	MAGNUM	SC	L8XTBB50990002103
J2888	1989	GREAT DANE	TL	1GRAA6410KS059702
J3086	XXXX	XXXX	PT	UNKNOW
J3103	XXXX	TURBO	SC	UNKNOW
J3105	2001	POLARIS	AT	4XABA25CX12642386
J3122	XXXX	SUNL	AT	UNKNOW
J3125	XXXX	XXXX	TL	UNKNOW
J3157	XXXX	BAYRIVER	TL	UNKNOW
J3158	XXXX	HOMEMADE	TL	UNKNOW
J3325	2012	TAOTAO	SC	L9NTEACT4C1005776
J3327	2012	TAOTAO	SC	L9NTEACBXC1015543
J3429	1969	XXXX	TL	6S883
J3440	XXXX	THOMPSON	SC	UNKNOW
J3463	2008	CHUA	SC	LFHG3000081007086
J3534	XXXX	XXXX	TL	UNKNOW
J3842	XXXX	WABASH	TL	UNKNOW
J4247	XXXX	XXXX	TL	UNKNOW
J9398N	2008	CHUANI	SC	LFGTCKPM481007175

**LEGALS**

J3564	1999	ACURA	2D	JH4DC4354XS009739
J2356	1966	AMC	2D	A6KS60A121218
J3693	1998	AUDI	4D	WAUCB28D0WA212004
J4404	XXXX	AUDI	FR	UNKNOW
J3405	2007	BAJA	DB	LRYCHL0370041578
J2512	1988	BMW	4D	WBADC7409J1717453
J2691	1997	BMW	4D	WBADE6327VBW55204
J2728	2007	BMW	4D	WBAHL83587D09618
J3085	1995	BMW	4D	WBACB43245FM08087
J2939	1997	BUICK	4D	1G4CW52K0V4643595
J3024	1997	BUICK	4D	1G4HP52K9VH603012
J3075	2003	BUICK	4D	1G4CW54K834117807
J3240	XXXX	BUICK	PT	UNKNOW
J2485	2002	CADILLAC	MP	1GYEK63N72R138279
J2665	2000	CADILLAC	4D	1G6KF5794YU303069
J3186	2006	CADILLAC	4D	1G6KD57986U206864
J1936	XXXX	CHEVROLET	VN	UNKNOW
J1996	1996	CHEVROLET	MP	3GNEK18R2TG161093
J2152	1998	CHEVROLET	MP	1GNEK13R7WJ378844
J2336	2006	CHEVROLET	4D	1G1ZT51F66F260965
J2524	1967	CHEVROLET	2D	136177B176557
J2569	1996	CHEVROLET	PU	2GCEK1956T1146664
J2816	1999	CHEVROLET	VN	1GBGF15R9X1057051
J3214	1998	CHEVROLET	4D	1Y1SK5483WZ414986
J3802	2007	CHEVROLET	2D	1G1YY26EX75119285
J4197	1998	CHEVROLET	2D	1G1YY32G8W5112413
J4357	1994	CHEVROLET	2D	2G1FP225XR2106167
J2649	1999	CHRYSLER	4D	2C3HE66G0XH731226
J2719	2003	CHRYSLER	4D	2C3AD56G73H512241
J3288	2006	CHRYSLER	4D	2C3LA43RX6H251368
J3442	2000	CHRYSLER	2D	3C3EL55H9Y303368
J2387	2005	DODGE	PU	1D7HU18D655362095
J2924	2006	DODGE	4D	2B3KA53H26H282523
J3084	2000	DODGE	PU	1B7HC16Y9Y5522459
J3087	2002	DODGE	FR	1B7FL46X525524121
J3293	2002	DODGE	MP	1B4HS48N72F190171
J3313	1999	DODGE	4D	2B3HD56J5XH811501
J3397	1996	DODGE	VN	1B4GP44R1TB176393
J3478	2000	DODGE	VN	1B4GP44G6YB754221
J9634N	1976	DODGE	CA	N50CA6J014835
J1495	2001	FORD	4D	2FAFP71W91X156144
J2243	2004	FORD	PU	1FTWW32P54ED55081
J2436	2001	FORD	MP	1FMPU18LX1LA66588
J2648	2000	FORD	4D	2FMDA51491BB63934
J2683	2004	FORD	PU	1FTWW33P24EA34629
J2771	XXXX	FORD	PU	UNKNOW
J2776	1994	FORD	2D	1FALP42T6RF211114
J3053	1998	FORD	MP	1FMPU18LXWLA78358
J3228	2001	FORD	VN	2FMDA51491BB63934
J7482N	1994	FORD	TK	1FDWH70C1RVA44350
J2472	1996	FREIGHTLINER IN	TR	1FUZYDCXB4TH685540
J2473	1995	FREIGHTLINER IN	TR	1FUZYSEB9SH540022
J2567	2003	GMC	MP	1GKFK66UXJ3216345
J2732	2004	GMC	MP	1GKEK63U64J02988
J4369	2003	GMC	PT	1GKFK16Z03J315741
J2417	1988	HONDA	MC	UNKNOW
J2439	2011	HONDA	SC	JH2AF5801BK703707
J2479	2006	HONDA	MC	JH2SC57086M208526
J2546	2005	HONDA	AT	1HFTE230654516262
J2700	2004	HONDA	AT	478TE23044409843
J2812	1994	HONDA	AT	JH3TE190XRT103450
J2830	1995	HONDA	4D	1HGCE6648SA011614
J2629	1995	HYUNDAI	4D	KMHVF14N4SU190859
J2956	2004	INFINITI	2D	JNKCV54E04M307215
J3551	2003	INFINITI	4D	JNKAY41E63M006623
J2493	1998	INTERNATIONAL	TK	2H5FMAHR3WC049239
J2558	2009	KAWASAKI	MC	JKAZX4R179A010757
J1938	2007	KIA MOTORS	4D	KNAFE121675445330
J9678G	2002	KIA MOTORS	4D	KNAGD128325139313
J2460	1996	LAND ROVER	MP	SALJY1242IA525555
J2572	1993	LEXUS	2D	JT8UZ30C5P0034432
J2745	1993	LEXUS	4D	JT8J547EX0026699
J1722	1999	LINCOLN	MP	UNKNOW
J2126	XXXX	LINCOLN	4D	UNKNOW
J2678	2005	LINCOLN	MP	5LMEU88H45ZJ00245
J3033	2005	LINCOLN	4D	1LNHM81W85Y629471
J2896	XXXX	LANDROVER	MP	UNKNOW
J2897	1997	LANDROVER	MP	SALPV1245VA348165
J3124	2000	MAZDA	VN	JM3LW28G4Y0117589
J2550	2005	MERCURY	MP	4M2ZU86E15ZJ05656
J3700	2004	MERCURY	4D	2MEHM75WXA4623550
J2507	1997	MERCEDES-BENZ	4D	WDBJF55FXVA429563
J2733	2001	MERCEDES-BENZ	4D	WDBNG70J7A213976
J1979	XXXX	MINIBUS	MP	UNKNOW
J3811	2015	MINIBUS	4D	JA32W8FV1FU017446
J2467	1998	NISSAN	4D	JN1CA21D2VM915329
J2502	2008	NISSAN	4D	1N4AL21E58C257821
J2528	1996	NISSAN	4D	JN1CA21D6TT140292
J2870	2002	NISSAN	4D	1N4BL11D82C191763
J2882	1996	NISSAN	4D	JN1CA21D7TT136798
J3383	2005	NISSAN	PT	1N4BA41E85C853345
J4227	2000			

**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

**MARCH 20, 2018**  
**AT 9:36 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 # 14-607892)

**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

129784 (3-1,3-8,3-15)

**LEGALS**

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

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

19 POST OFFICE AVENUE APT 202  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Hanan M Mujahid, dated August 17, 2007, and recorded in Liber 28641 at folio 181 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 20, 2018**  
**AT 9:37 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-618142)

**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

129786 (3-1,3-8,3-15)

**LEGALS**

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

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

17109 BROOKMEADOW LANE  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Vivian Carter and Michael Carter, dated November 30, 2006, and recorded in Liber 26792 at folio 257 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 20, 2018**  
**AT 9:38 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-617591)

**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

129799 (3-1,3-8,3-15)

**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**

9400 CROOM ACRES DR.  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 20, 2006 and recorded in Liber 25619, Folio 17 among the Land Records of Prince George's County, MD, with an original principal balance of \$550,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 27, 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.

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. 193740-1)

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

129810 (3-8,3-15,3-22)

**LEGALS**

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

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

2905 NORTHERN DANCER RD.  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated February 25, 2005 and recorded in Liber 21798, Folio 554 among the Land Records of Prince George's County, MD, with an original principal balance of \$624,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 27, 2018 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 \$61,000 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. 189310-1)

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

129811 (3-8,3-15,3-22)

**LEGALS**

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

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

5601 PARKER HOUSE TERR., UNIT # 403  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated December 10, 2007 and recorded in Liber 29360, Folio 526 among the Land Records of Prince George's County, MD, with an original principal balance of \$209,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 27, 2018 AT 11:07 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 403 in Fairmont 1001 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 319311-1)

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

129812 (3-8,3-15,3-22)

**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:

t/a El Rachero y Sus Mariachis  
Restaurante El Rachero y Sus Mariachis, LLC  
Class B, Beer and Wine  
11111 Baltimore Avenue  
Beltsville, 20705

And

t/a The Rail  
DKL Investments, Inc.  
Pending Class B(R), Beer, Wine, and Liquor  
7313 A-B Baltimore Avenue  
College Park, 20740

And

t/a El Charro  
HH & B Inc.  
Class B(R), Beer, Wine, and Liquor  
933 Fairlawn Avenue  
Laurel, 20707

And

t/a El Triunfo Tex Mex Restaurant  
Herki, Inc.  
Class B, Beer, Wine, and Liquor  
1835 University Boulevard E,  
Suite 100  
Hyattsville, 20783

A Public Hearing will be held on:

**March 14, 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  
February 8, 2018

129767 (3-1,3-8)

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  
**MARJORIE H. SULLIVAN**

Notice is given that ELLYN Van Gilder, whose address is 30625 Chappellear Dr., Charlotte Hall, MD 20622, was on February 9, 2018 appointed Personal Representative of the estate of Marjorie H. Sullivan, who died on February 1, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of August, 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.

ELLYN J. VAN GILDER  
Personal Representative

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

Estate No. 109177  
129726 (2-22,3-1,3-8)

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, MARCH 13, 2018

COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

11:30 A.M.

Notice is hereby given that on Tuesday, March 13, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**CB-1-2018 - AN ACT CONCERNING LENGTH OF SERVICE AWARD PROGRAM** for the purpose of clarifying certain benefits under the Length of Service Award Program for surviving spouses.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland, Telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd  
Clerk of the Council

129785

(3-1,3-8)

**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.

Stephen Tarpley  
2240 Prince of Wales Court  
Bowie, MD 20716

Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-31866

Notice is hereby given this 22nd day of February, 2018, 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 22nd day of March, 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$175,197.07. The property sold herein is known as 2240 Prince of Wales Court, Bowie, MD 20716.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129788 (3-1,3-8,3-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ORIS M WYATT**

Notice is given that Karlisa M Williams, whose address is 1004 Andean Gouse Way, Upper Marlboro, MD 20774, was on February 16, 2018 appointed Personal Representative of the estate of Oris M Wyatt who died on January 25, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of August, 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.

KARLISA M WILLIAMS  
Personal Representative

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

Estate No. 109235  
129780 (3-1,3-8,3-15)

**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.

Cateara E. Anderson fka  
Cateara E. Sewell  
15620 Everglade Lane, Unit 303  
Bowie, MD 20716

Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 17-33819

Notice is hereby given this 22nd day of February, 2018, 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 22nd day of March, 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$113,000.00. The property sold herein is known as 15620 Everglade Lane, Unit 303, Bowie, MD 20716.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
129790 (3-1,3-8,3-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**SANDRA G JEFFERSON**

Notice is given that Victor Jefferson, whose address is 9307 Doris Drive, Fort Washington, MD 20744, was on February 9, 2018 appointed Personal Representative of the estate of Sandra G Jefferson, who died on January 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 shall file their objections with the Register of Wills on or before the 9th day of August, 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.

VICTOR JEFFERSON  
Personal Representative

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

Estate No. 105573  
129781 (3-1,3-8,3-15)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**WILLIAM HENRY BOOSE JR**

Notice is given that Andre Boose, whose address is 5726 Eagle Street, Capitol Heights, MD 20743, was on February 20, 2018 appointed Personal Representative of the estate of William Henry Boose Jr, who died on October 8, 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 20th day of August, 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.

ANDRE BOOSE  
Personal Representative

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

Estate No. 109257  
129808 (3-1,3-8,3-15)

The Weisse Miller Law Group, LLP  
7543 Main Street, Suite 101  
Sykesville, MD 21784  
410-875-2588

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ROBERT V. FONNER**

Notice is given that Brandon C. Flook, c/o The Weisse Miller Law Group, LLP, whose address is 7543 Main St., Ste. 101, Sykesville, MD 21784, was on February 26, 2018 appointed Personal Representative of the estate of Robert V. Fonner who died on December 24, 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 26th day of August, 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.

BRANDON C. FLOOK  
Personal Representative

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

Estate No. 109199  
129805 (3-1,3-8,3-15)

**NOTICE**

IN THE MATTER OF:  
**Marcelina Yaquely Chacon-Cartagena**

FOR THE CHANGE OF  
NAME TO:  
**Marcelina Yaquely Cartagena Chacon**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-03909

A petition has been filed to change the name of Marcelina Yaquely Chacon-Cartagena to Marcelina Yaquely Cartagena Chacon.

The latest day by which an objection to the petition may be filed is March 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
129839 (3-8)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**EDNA BELLE JONES**

Notice is given that Patricia D Batie, whose address is 6323 Jason Court, Hyattsville, MD 20785, was on February 16, 2018 appointed Personal Representative of the estate of Edna Belle Jones, who died on February 3, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of August, 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.

PATRICIA D BATIE  
Personal Representative

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

Estate No. 109247  
129809 (3-1,3-8,3-15)

Sarah V. Schabes, Esq.  
2650 Quarry Lake Drive, Ste. 160  
Baltimore, MD 21209  
410-363-8310

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**LISA B. MICHALEK**

Notice is given that Jamie Leigh Michalek, whose address is 10015 Tenbrook Drive, Silver Spring, MD 20901, was on February 22, 2018 appointed Personal Representative of the estate of Lisa B. Michalek who died on December 31, 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 22nd day of August, 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.

JAMIE LEIGH MICHALEK  
Personal Representative

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

Estate No. 109300  
129804 (3-1,3-8,3-15)

**NOTICE**

IN THE MATTER OF:  
**Fonkeng Desmond Nkemkeng**

FOR THE CHANGE OF  
NAME TO:  
**Nkemkeng Desmond Fonkeng**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 18-04384

A petition has been filed to change the name of Fonkeng Desmond Nkemkeng to Nkemkeng Desmond Fonkeng.

The latest day by which an objection to the petition may be filed is March 26, 2018.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
129842 (3-8)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**BETTY L FARRAR**

Notice is given that James W Marks, whose address is 2015 Meadow Drive, Westminster, MD 21158, was on February 16, 2018 appointed Personal Representative of the estate of Betty L Farrar who died on January 25, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of August, 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.

JAMES W MARKS  
Personal Representative

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

Estate No. 109114  
129806 (3-1,3-8,3-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**LEROY WILLIAM CALLOWAY**

Notice is given that Mack L Calloway, whose address is 3