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

7914 DANIEL DR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006 and recorded in Liber 24843, Folio 82 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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 en Mein St.) en Moin St. (1990) and 1990 an located on Main St.), on

### APRIL 2, 2019 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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, such amounts survive forectosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-cords excluting from soid receils over if such surplus could be a provided to the surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 319603-1)

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

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

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

### LEGALS

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

1121 ANDEAN GOOSE WAY UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 22, 2006 and recorded in Liber 27356, Folio 630 among the Land Records of Prince George's County, MD, with an original principal balance of \$498,400.00, 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

### APRIL 2, 2019 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the 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 assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said receils over if such surplus results from improveceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 313557-1)

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

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### 133460

### (3-14, 3-21, 3-28)133403

### LEGALS

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

### 2602 LORRING DR. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated April 4, 2008 and recorded in Liber 29775, Folio 277 among the Land Records of Prince George's County, MD, with an original principal balance of \$213,600.00, 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 located on Main St.), on

### MARCH 26, 2019 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-corde sculting from soid receils over if our scultur results from improveeeeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 301932-1)

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

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(3-7, 3-14, 3-21)

(3-14, 3-21, 3-28)

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

# 14413 WINDY OAK CIR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 24, 2007 and recorded in Liber 28422, Folio 363 among the Land Records of Prince George's County, MD, with an original principal balance of \$369,600.00, 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 19, 2019 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 331417-1)

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

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

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

# 13805 EDWALL DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 19, 2015 and recorded in Liber 37411, Folio 553 among the Land Records of Prince George's County, MD, with an original principal balance of \$206,196.00, 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 19, 2019 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$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 purground rent, whether incurred prior to or after the sale to be pair by the pair chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 332652-1)

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

# 13706 EYTON CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated September 12, 2005 and recorded in Liber 23432, Folio 463 among the Land Records of Prince George's County, MD, with an original principal balance of \$420,000.00, 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 19, 2019 AT 11:28 AM

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

The property, and any improvements thereon, will be sold in an "as is" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to utility lien(s) of record.

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, more during the taxes of the prior barbon of the sector. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proeeeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interact. (Matter No. 21754.1) interest. (Matter No. 317054-1)

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

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

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(2-28,3-7,3-14) 133320 (2-28,3-7,3-14) 133321 (2-28, 3-7, 3-14)

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

8711 LOCUST GROVE DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated October 24, 2006 and recorded in Liber 26647, Folio 695 among the Land Records of Prince George's County, MD, with an original principal balance of \$312,000.00, 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 located on Main St.), on

### APRIL 2, 2019 AT 11:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as follows: Being known and designated as Lot 11 in Block 51 in a subdivision known as "OAK CREST" as per plat thereof recorded in Plat Book JWB 5 at Plat 462 and re-recorded in Plat Book A at Page 108 and 108A Book JWB 5 at Plat 462 and re-recorded in Plat Book A at Page 108 and 108A among the Land Records of Prince George's County, Maryland. LESS AND EXCEPT: said point being the northern most corner of said lot 11; and thence from the point of beginning and running along the westerly right of way line of Railroad Ave. (50 ft wide), S 42 degrees 18 minutes 36 seconds West, 31.00 feet to a point; thence through Lot 11, N 08 degrees 20 minutes 42 sec-onds West, 39.31 feet to a point on the southerly right of way line of Locust Grove Drive (50 ft wide): and thence along the same S 59 degrees 00 minutes sec E, 31.00 feet to the point of beginning; containing 471 square feet or 0.0108 of an acre of land more or less Tax ID No: 10-1007632.

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any defred water and sewer charges that purports to cover or dechaser. Any deferred water and sewer charges that purports to cover of de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the ucverbyer and subholder 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 con-tacting the lienholder. All costs of deed recordation including but not limited to all manefor merger dation accounted by a second by tacting 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 320109-1)

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

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

## LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 3305 40TH PLACE, BRENTWOOD, MD 20722

By virtue of the power and authority contained in a Deed of Trust from THOMAS J. BOYKIN and EDDIE M. BOYKIN, dated December 17, 2004 and recorded in Liber 21219 at Folio 337 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MARCH 29, 2019

AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

LOTS NUMBERED (33), (34) AND (35) IN BLOCK NUMBERED (13) IN THE SUBDIVISION KNOWN AS "COLMAR MANOR," AS PER PLAT THEREOF RECORDED IN PLAT BOOK RHK 2 AT PLAT 37, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

Said property is improved by **A Dwelling and Is SOLD IN "AS IS CONDITION"** 

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY **RIGHT OF REDEMPTION BY THE IRS\*\*** 

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A FIRST DEED OF TRUST. THE PAYOFF AMOUNT OF THE FIRST WILL BE AN-NOUNCE AT THE SALE.\*\*\*

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

### LEGALS

**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

# 6510 LIVINGSTON RD. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 28536, Folio 617 among the Land Records of Prince George's County, MD, with an original principal balance of \$237,000.00, 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

### APRIL 2, 2019 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$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 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, aericultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, 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 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 excluding the purchaser is provided to any surplus proceeds and entire deposition. ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 326909-1)

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

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

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

(3-14, 3-21, 3-28)

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

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

133476

(3-14,3-21,3-28)

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

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

133450

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

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

# 14205 POLLIN STREET ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Charles Wallace and Velma Wallace, dated March 7, 2007, and recorded in Liber 27528 at folio 312 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

### APRIL 2, 2019

### 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 Irust. 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 \$49,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners 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 escrow, if required. Cost of all documentary stamps, transfer takes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-601984</u>)

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

133456

133477

(301) 961-6555

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

# 7116 SILVERTON CT. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 23, 2009 and recorded in Liber 30673, Folio 120 among the Land Records of Prince George's County, MD, with an original principal balance of \$373,244.00, 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

### APRIL 2, 2019 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purany governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit 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 pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's call a remodu, at huy are again in return of the denset without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 169867-1)

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

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

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

<u>133469</u>

### LEGALS

(3-14,3-21,3-28)

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

# 15706 CHADSEY LANE BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Estate of Glenn Tyndell, dated February 25, 2010, and recorded in Liber 31502 at folio 332 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

### **APRIL 2, 2019**

### 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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the overt settle. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-613651</u>)

### LAURA H.G. O'SULLIVAN, ET AL.,

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

133455

(3-14,3-21,3-28)

(3-14,3-21,3-28)

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

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

13711 TOWN FARM RD. A/R/T/A LOT 15 TOWN FARM RD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 25, 2005 and recorded in Liber 22313, Folio 148 among the Land Records of Prince George's County, MD, with an original principal balance of \$300,000.00, 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

### APRIL 2, 2019 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover of de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improveceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 330430-1)

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

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

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

LEGALS

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

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

### 2212 DAWN LA. TEMPLE HILLS A/R/T/A HILLCREST HEIGHTS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated May 31, 1996 and recorded in Liber 10817, Folio 57 among the Land Records of Prince George's County, MD, with an original principal balance of \$63,700.00, 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 26, 2019 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of proparation methods of the county of the assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 201686-1)

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

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

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

(3-7,3-14,3-21)

133411

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

### 2906 FAIRLAWN ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated February 22, 2006 and recorded in Liber 24819, Folio 491 among the Land Records of Prince George's County, MD, with an original principal balance of \$252,000.00, 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 26, 2019 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is ko floss 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 of the loan for sale. The sale is subject to post-sale audit of the status of the loan with the loan s

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

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

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

(3-7.3-14.3-21)

<u>133410</u> (3-14,3-21,3-28)

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

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

133461

Rockville, MD 20852 (301) 961-6555

**BWW LAW GROUP, LLC** 

6003 Executive Boulevard, Suite 101

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

### 1734 FOREST PARK DR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 13, 2006 and recorded in Liber 24685, Folio 410 among the Land Records of Prince George's County, MD, with an original principal balance of \$194,400.00, 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 26, 2019 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 \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the gurchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges saseed by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan 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

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

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

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

### 1111 BAYBURY DR., UNIT #6-202 BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated August 10, 2009 and recorded in Liber 30955, Folio 486 among the Land Records of Prince George's County, MD, with an original principal balance of \$117,826.00, 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 26, 2019 AT 11:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 6-202, Phase 9, Building 6, in the horizontal property regime known as "The Vistas at Lake Arbor, A Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 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 as assumes risk of loss or damage to the property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all converver including, but not limited to, determination of whether the borower entered into any repa

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

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

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

### 3429 25TH AVE. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated January 16, 2007 and recorded in Liber 27154, Folio 26 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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 26, 2019 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 sale. In any such event, this sale shall be that and void, and the Furchaser'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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 308169-1)

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

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(3-7,3-14,3-21) 133413

(3-7,3-14,3-21) 133414

(3-7,3-14,3-21)

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

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

### 1256 PALMER RD., UNIT # 99 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 20, 2012 and recorded in Liber 34607, Folio 492 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,613.00, 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

### APRIL 2, 2019 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit Numbered (99) in the "Pinewood Hill Condominium, Section Three" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. Pur-chaser 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 insole relatedy, in law of equily, shall be the return of the deposit without he terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by end defaulted purchaser. Such Trustees will converge ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 331215-1)

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

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

### 6703 MUNSEY ST. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated May 5, 2006 and recorded in Liber 25534, Folio 254 among the Land Records of Prince George's County, MD, with an original principal balance of \$235,000.00, 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

### APRIL 2, 2019 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 insole relifiedy, in law of equily, shall be the return of the deposit without he terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by resid defaulted purchaser. Such Trustees will converge ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 48513-1)

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

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

(3-14,3-21,3-28)

133298

### LEGALS

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

### 12168 BELTSVILLE DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007 and recorded in Liber 29671, Folio 670 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,400.00, 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 19, 2019 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. 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 deel 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. Pur-chaser 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 de-posit 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 pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 321850-1)

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

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(2-28, 3-7, 3-14)

(3-14,3-21,3-28) 133463

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(301) 961-6555

133462

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

### 6906 OPAL PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 15, 2008 and recorded in Liber 29410, Folio 561 among the Land Records of Prince George's County, MD, with an original principal balance of \$283,185.00, 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 26, 2019 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 300377-6)

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

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

### 904 NICHOLS DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated March 10, 2017 and recorded in Liber 39393, Folio 243 among the Land Records of Prince George's County, MD, with an original principal balance of \$295,548.00, 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 26, 2019 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for areary propayment of water and every the ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 332999-1)

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

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

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

### 8512 LOCUST GROVE DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated December 21, 2005 and recorded in Liber 24195, Folio 271 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,000.00, 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 26, 2019 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser 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 prior to the sale is subject to post-sale audit of the status of the loan prior to the sale is subject to post-sale audit of the status of the loan of sale. The sale is subject to post-sale audit of the status of the loan of the property, and assumes risk of loss or damage to the property from the date of sale. The sal

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

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

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

(3-7,3-14,3-21) 133405

(3-7,3-14,3-21) 133406

(3-7,3-14,3-21)

### **ORDER OF PUBLICATION**

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

### VS.

DENA H ROSS WMC MORTGAGE CORP RICHARD T CREGGER, TRUSTEE Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1535079, 5,600.0000 SQ.FT. & IMPS. KENT-LAND LOT 14 BLK B; ASSMT \$151,200 LIB 00000 FL 000; AS-SESSED TO ROSS DENA H.; KNOWN AS 7110 EAST FOREST RD LANDOVER MD 20785, Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44983

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

Prince George's County, described as follows: Tax Account No 1535079, 5,600.0000 SQ.FT. & IMPS. KENT-LAND LOT 14 BLK B; ASSMT \$151,200 LIB 00000 FL 000; AS-SESSED TO ROSS DENA H.; KNOWN AS 7110 EAST FOREST RD LANDOVER MD 20785.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 4th day of March, 2019, by the Circuit Court for Prince George's County, Mary-land, 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) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and redeem the property herein de-scribed and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the plaintiff a title, free and clear of all encumbrances

### MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 133490 (3-14,3-21,3-28)

**LEGALS** 

PRINCE GEORGE'S COUNTY

GOVERNMENT

### ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Revnolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

DONAT H DILLON MARVA DILLON NEIL DILLON JUDITH HARLEY DANVILLE DILLON ESTATE OF ARBEDELLA B DILLON PETER DILLON Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1440692, ESTATES; 9,574.0000 SQ.FT. & IMPS. OLDE BEAVER DAM LOT 25 BLK A; ASSMT \$45,600 LIB 13866 FL 030; ASSESSED TO DILLON ARBEDELLA B ET AL.; KNOWN AS 6423 COUNTRY CLUB CT LANDOVER MD 20785,

Defendants

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

### CAE 19-00025

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

Prince George's County, described as follows: Tax Account No 1440692, ESTATES; 9,574.0000 SQ.FT. & IMPS. OLDE BEAVER DAM LOT 25 BLK A; ASSMT \$45,600 LIB 13866 FL 030; ASSESSED TO DILLON ARBEDELLA B ET AL.; KNOWN AS 6423 COUNTRY CLUB CT LANDOVER MD 20785.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 4th day of March, 2019, by the Circuit Court for Prince George's County, Mary-land, 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) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the plaintiff a title, free and clear of all encumbrances.

# MAHASIN EL AMIN Clerk of the Circuit Court for

### LEGALS

### **ORDER OF PUBLICATION**

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

VS.

STERLING PARKER GERALDINE PARKER JOY PARKER Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1740653, 18,236.0000 SQ.FT. & IMPS. LITTLE WASHINGTON LOT 1 BLK B; ASSMT \$192,433 LIB 00000 FL 000; ASSESSED TO PARKER STERLING & GERALDINE ETL.; KNOWN AS 9100 DARCY RD UPPER MARL-BORO MD 20774,

### Defendants

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

### CAE 19-00026

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

Prince George's County, described as follows: Tax Account No 1740653, 18,236.0000 SQ.FT. & IMPS. LITTLE WASHINGTON LOT 1 BLK B; ASSMT \$192,433 LIB 00000 FL 000; ASSESSED TO PARKER STERLING & GERALDINE ETL.; KNOWN AS 9100 DARCY RD UPPER MARL-BORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 4th day of March, 2019, by the Circuit Court for Prince George's County, Mary-land, 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) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and redeem the property herein de-scribed and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: sın El Amin, Clerk

### **ORDER OF PUBLICATION**

NEWLINE HOLDINGS LLC C/o Benjamin M. Decker, Esquire 2806 Revnolda Rd., #208

Winston-Salem, NC 27106 Plaintiff VS. 11701 LOCUST DALE CT LLC

SANTORINI CAPITAL LLC RUSSELL S DRAZIN, TRUSTEE JASON A PARDO, TRUSTEE Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0711135, 2.0700 ACRES & IMPS. LOCUST GROVE LOT 6 BLK A; ASSMT \$888,300 LIB 38435 FL 371; AS-SESSED TO 11701 LOCUST DALE CT LLC; KNOWN AS 11701 LO-CUST DALE CT BOWIE MD 20721, Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-02119

secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in

as follows: Tax Account No 0711135, 2.0700 ACRES & IMPS. LOCUST GROVE LOT 6 BLK A; ASSMT \$888,300 LIB 38435 FL 371; AS-

things, that the amounts necessary for redemption have not been paid. It is thereupon this 4th day of March, 2019, 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) successive weeks, on or before the 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and redeem the property herein de-scribed and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

Clerk of the Circuit Court for

True Copy-Test: Mahasin Él Amin, Clerk

### ORDER OF PUBLICATION

# SEYED MOSTAFA ABEDIYEH

Plaintiff v. GUNTHER DEVELOPMENT

And

HERBERT A. CALLIHAN and CHERIE L. KUHN

And

ALLEN D. LORD and SUSAN LORD

Prince George's County, Maryland

### And

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

Prince George's County, described as follows: Tax Account No. 2078640, 18 Election District; Lots 1, 2, 3, 4, 5 Containing approximately 10,000 SQ.FT Gr Capitol Heights BLK 23, Map 72, Grid E2, Plat No. A-0867; Assmt \$8,800.00 Liber 27048 Fl. 510; Address Fable Street Capitol Heights, Maryland 20743 Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 18-14651

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

Property Address: Fable Street, Capitol Heights, Maryland 20743 Account Number: 18-2078640 Description: Lots 1, 2, 3, 4, 5 containing approximately 10,000 SQ. FT. Gr Capitol Heights BLK 23, Map 72, Grid E2, Plat No A-0867 Assmt: \$8,800.00 Liber/Folio: 27048/510 Assessed To: Gunther Development, Herbert A, Callihan & Cherie L. Kuhn, and Allen D. Lord & Susan

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 4th day of March, 2019, by the Circuit Court

Lord

for Prince George's County; ORDERED, That notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having a general circulation in Prince George's County, once a week for three (3) successive weeks, on or before the 29th day of March 2019, warning all persons interested in the said properties to be and ap-pear in this Court by the 7th day of May, 2019, and redeem the Property, and answer the Complaint, or there-after 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.

# **ORDER OF PUBLICATION**

PORCIER-MILLER, LLC

Plaintiff v.

### ROSCOE C JOHNSON et al.

LEGALS

Defendants

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

### Case No.: CAE 18-50984

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situated and lying in Prince George's County, sold by the Director of Finance for the Office of Finance for Prince George's County and the State of Maryland to the above-captioned Plaintiff in this proceeding:

Property Address: 13106 Martin Road, Brandywine, Maryland 20613

### PIN: 04-258202

Legal Description: Being for the same at a stone standing on the northerly side of the Martin County Road which runs from Brandywing to Naylor, running thence (1) N 10° E = 572' across an open field to a pipe standing in the woods 40' from the edge of the aforesaid field thence through said woods (2) S 80° E - 366' to a stone standing in a fence line on the easterly edge of the old county road (the present Martin County Road now having been re-located), thence along said fence (3) S 11° W – 310' to the southerly edge of surfacing of New Martin County Road (the center of the Old Martin County Road), passing in transit a stone at 230' of said course at the termination of the aforesaid fence line, thence (4) S  $64^{\circ}$  W – 445' more or less to the place of beginning 2.70 acres more or less and subject to the county road aforementioned. The foregoing courses and distances being ascertained by pacing with a hand compass and are approximate only, the actual monuments hereinbefore described, more accurately marking the proposed conveyance herein. All as described by W. Banks, County Surveyor, on 12/24/58.

UPON CONSIDERING of the Complaint to Foreclose All Rights of Redemption in the real property commonly known as 13106 Martin Road, Brandywine, Maryland 20613 (the "Property") filed by Plaintiff, and any answer thereto, it is thereupon this 4th day of March, 2019, by Circuit Court for Prince George's County, Maryland,

ORDERED, that the Defendants in the above-captioned case be and hereby may be served by publication of a Notice at least once a week in each of three (3) successive weeks in The Prince George's Post, a news-paper of general circulation in Prince George's County, Maryland, in accordance with Maryland Tax-Property Code Ann. §14-840, on or before the 29th day of March, 2019, warning all persons interested in the Property to appear in this Court by the 7th day of May, 2019, and redeem the Property and answer the Complaint or thereafter a Final

Judgment shall be entered foreclos-

ing all rights of redemption in theP-roperty and vesting title in the above-captioned Plaintiff, free and

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

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-49041

Notice is hereby given this 4th day of March, 2019 by the Circuit Court

for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 9312 Ogden Place, Lan-

ham, MD 20706, made and reported by the Substitute Trustee, will be

RATIFIED AND CONFIRMED, un-

less cause to the contrary thereof be

shown on or before the 4th day of

April, 2019, provided a copy of this NOTICE be inserted in some news-paper printed in said County, once

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

(3-14,3-21,3-28)

Substitute Trustees,

Plaintiffs

Defendant(s)

clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

133495

vs.

LULA LATHAN

9312 Ogden Place

Lanham, MD 20706

The object of this proceeding is to

this proceeding: Prince George's County, described

SESSED TO 11701 LOCUST DALE CT LLC; KNOWN AS 11701 LO-CUST DALE CT BOWIE MD 20721. The Complaint states, among other

MAHASIN EL AMIN Prince George's County, Maryland

<u>133493</u> (3-14,3-21,3-28)

Prince George's County, Maryland

vs.

Mahasin Él Amin, Clerk (3-14,3-21,3-28) 133491

### NOTICE

Substitute Trustees

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

BRENDA M. ADAMS

8706 Great Gorge Way

Upper Marlboro, MD 20772

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-28712

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings

and described as 8706 Great Gorge Way, Upper Marlboro, MD 20772, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

the contrary thereof be shown on or

before the 22nd day of March, 2019,

provided a copy of this NOTICE be

inserted in some newspaper printed in said County, once in each of three

successive weeks before the 22nd day of March, 2019.

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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 18-29500

A Petition has been filed to change the name of (Minor Child(ren)) Jor-

dyn Capri Booker to Jordyn Capri

The latest day by which an objec-

tion to the Petition may be filed is

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(3-14)

(2-28, 3-7, 3-14)

True Copy—Test: Mahasin El Amin, Clerk

IN THE MATTER OF:

Jordyn Capri Booker

NAME TO: Jordyn Capri Brown

April 1, 2019.

133478

FOR THE CHANGE OF

133386

**Board of License** Commissioners

(Liquor Control Board) **REGULAR SESSION** 

March 26, 2019

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

### TRANSFER

Kirti K. Patel, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Barnabas Liquors, Inc., t/a Barnabas Liquors, 4620 St. Barnabas Road, Store A, Temple Hills, 20748, transfer from Tu Corporation, t/a Barn-abas Liquors, Thi Tu, President/Secretary/ Treasurer.

Benjamin Ricker, President/Secretary, James Ricker, Vice President/Treasurer, for a Class D, Beer and Wine for the use of J and B, LLC, t/a Maryland News Center, 2912 Hamilton Street, Hyattsville, 20782, transfer from Maryland News Center, Inc., t/a Maryland News Center, Philip Ricker, Presi-dent/Treasurer, Deborah Anne Skelly, Secretary.

# NEW – CLASS B (BLX), BEER, WINE AND LIQUOR

William B. Davenport, Authorized Person, Eldridge A. Burns, Jr., Authorized Person, for a Class B (BLX), Beer, Wine and Liquor for the use of TopGolf USA National Har-bor, LLC, t/a Topgolf, 6400 Clipper Way, Oxon Hill, 20745.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, March 26, 2019. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

### BOARD OF LICENSE COMMISSIONERS

(3-7,3-14)

Attest: Kelly E. Markomanolakis Administrative Assistant February 26, 2019

133446

True Copy—Test:

### NOTICE

vs.

<u>133492</u>

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

Plaintiffs

Defendant(s)

Substitute Trustees Plaintiffs

(3-14,3-21,3-28)

JANET SERRANT-LEE 13006 Linganore Place Beltsville, MD 20705

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-35952

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 13006 Linganore Place, 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 be fore the 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$381,000.00.

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

True Copy-Test: Mahasin Él Amin, Clerk 133385 (2-28,3-7,3-14)

NOTICE

IN THE MATTER OF: Kymari Dallas Lee

> FOR THE CHANGE OF NAME TO: Kymari Dallas Ashton

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

### Case No. CAE 18-49489

A Petition has been filed to change the name of (Minor Child(ren)) Ky-mari Dallas Lee to Kymari Dallas Ashton

The latest day by which an objection to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 133479 (3-14)

### NOTICE

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

Tiffany Hall, a/k/a Tiffany Renee English 10301 45th Place #T-2 Beltsville, MD 20705

# George's County, Maryland Case No. CAEF 18-04340

Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and the 19th day of March, 2019, provided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of March, 2019.

to be \$81,000.00. The property sold herein is known as 10301 45th Place #T-2, Beltsville, MD 20705.

Prince George's County, Maryland

Mahasin Él Amin, Clerk 133363

### NOTICE

IN THE MATTER OF: Nayeli Daniela Duarte Luna

FOR THE CHANGE OF NAME TO: Nayeli Luna Salas

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-05093

A Petition has been filed to change the name of (Minor Child(ren)) Nayeli Daniela Duarte Luna to Naveli Luna Salas.

The latest day by which an objec-tion to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 133480 (3-14)

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

True Copy—Test: Mahasin El Amin, Clerk (3-14,3-21,3-28) 133494

### NOTICE

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

> Substitute Trustees Plaintiffs

> > Defendant(s)

VESTERIA E. LOWNDES 342 Laurel Avenue Laurel, MD 20707

VS.

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-45013

Notice is hereby given this 4bth day of March, 2019 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 342 Laurel Avenue, Laurel, MD 20707, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-EIRMED unless cause to the con-FIRMED, unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of April, 2019.

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

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

True Copy—Test: Mahasin El Amin, Clerk

133499 (3-14,3-21,3-28) 133500

Proudly Serving **Prince George's** County

Since 1932

in each of three successive weeks before the 4th day of April, 2019. The report states the purchase price at the Foreclosure sale to be \$300,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

(3-14,3-21,3-28)

The Report of Sale states the amount of the foreclosure sale price

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy-Test: (2-28,3-7,3-14)

v.

Defendant

# In the Circuit Court for Prince

Notice is hereby given this 19th day of February, 2019, by the Circuit confirmed, unless cause to the con-trary thereof be shown on or before

by the insertion of a copy of this

Order in some newspaper having a general circulation in Prince

three (3) successive weeks on or be-fore the 29th day of March, 2019,

warning all persons interested in the

property to appear in this Court by the 7th day of May, 2019, and re-

deem the property described above and answer the Complaint or there-

after a Final Judgment will be enafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

**LEGALS** 

ORDER OF PUBLICATION

C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201

SEVERNA PARK, MÁRYLAND

GARY THORNE, PERSONAL REP-

ESTATE OF LUCILLE THORNE

SERVE: 3001 SHEPHERD STREET

PRINCE GEORGE'S COUNTY DE-

PARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

MOUNT RAINIER, MD 20712

(3-14,3-21,3-28)

PLAINTIFF

True Copy—Test: Mahasin El Amin, Clerk

133487

RICK CORBIN

RESENTATIVE

V.

21146

AND

500

AND

500

SERVE:

PLACE

AND

500

SERVE:

PLACE

AND

LARGO, MD 20774

George's County once a week for

### **ORDER OF PUBLICATION**

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

> PLAINTIFF V.

### SAEID ALLAFAI

SERVE: 4200 EMERSON STREET HYATTSVILLE, MD 20781

SERVE: 11910 MONTGOMERY VILLAGE, #100 MONTGOMERY VILLAGE MD 20886

### AND

CAPITAL PARTNERS GROUP, LLC

SERVE: JACK S. GUNN, RESI-DENT AGENT 6804 TREXLER ROAD LANHAM, MD 20706

### AND

POTOMAC CAPITAL PARTNERS, LLC

SERVE: GARY PARSONS, RESI-DENT AGENT 11009 STANMORE DRIVE POTOMAC, MD 20854

### AND

GARY B. FULLER, TRUSTEE

SERVE: 2740 CHAIN BRIDGE ROAD VIENNA, VA. 22181

AND

DOUGLAS E. BYWATER, TRUSTEE

SERVE: 2740 CHAIN BRIDGE ROAD VIENNA, VA. 22181

AND

LANDGREEN GROUP, LLC

SERVE: STATE DEPARTMENT OF ASSESSMENTS AND TAXATION 301 W. PRESTON ST., ROOM 801 BALTIMORE, MD 21201

SERVE: 3501 HAMILTON STREET, **STE 201** HYATTSVILLE, MD 20782

AND

JAMES J. FITZGIBBONS, TRUSTEE

SERVE: 13321 NEW HAMPSHIRE AVENUE, STE 110. SILVER SPRING, MD 20904

AND

JAY B. GOLDBERG

LEGALS

fore the 29th day of March, 2019,

warning all persons interested in the

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

<u>133489</u>

RICK CORBIN

V.

ZELMIRA B. ROBINSON

SILVER SPRING, MD 20903

County and known as:)

8303 NAVAHOE DRIVE

SILVER SPRING, MD 20903

SERVE: 8303 NAVAHOE DRIVE

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

uate and lying in Prince George's

21146

AND

AND

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

LEGALS

**ORDER OF PUBLICATION** 

C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201

SEVERNA PARK, MÁRYLAND

(3-14,3-21,3-28)

PLAINTIFF

### **ORDER OF PUBLICATION**

property to appear in this Court by the 7th day of May, 2019, and re-RE ASSET EV SP LLC C/o Benjamin M. Decker, Esquire deem the property described above and answer the Complaint or there-2806 Reynolda Rd., #208 Winston-Salem, NC 27106 after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free VS.

LACHANDRA N WASHINGTON Prince George's County, Maryland

AND

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

Plaintiff

Prince George's County, described as follows: Tax Account No 2267383, UNIT 1505; 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C; ASSMT \$35,000 LIB 39359 FL 190 UNIT 1505; ASSESSED TO WASH-INGTON LACHANDRA N.; KNOWN AS 5542 KAREN ELAINE DR HYATTSVILLE MD 20784 CONDO UNIT: 1505.

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

### CAE 18-44242

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

Prince George's County, described as follows: Tax Account No 2267383, UNIT 1505: 3.840.0000 SO.FT. & IMPS. FRENCHMANS CREEK C; ASSMT \$35,000 LIB 39359 FL 190 UNIT 1505; ASSESSED TO WASH-INGTON LACHANDRA N.; KNOWN AS 5542 KAREN ELAINE DR HYATTSVILLE MD 20784 CONDO UNIT: 1505.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or before the 15th day of March, 2019 warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

### LEGALS

circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

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

True Copy—Test: Mahasin El Amin, Clerk 133346 (2-28, 3-7, 3-14)

### NOTICE

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

Substitute Trustees,

VS.

JONTE MALIK BROOKS ANTOINETTE TIFFANY MILLER 2706 Keith Street Temple Hills, MD 20748

### Defendant(s)

Plaintiffs

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-10995

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2706 Keith Street, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$147.000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133374 (2-28, 3-7, 3-14)

### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

### Plaintiff.

ROBERT W & ALICE M CARNEY Francis & Brenda White Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8404 HARDWICK CT, UPPER MARLBORO, MD 20772, Parcel No. 15-1781517

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTYE REVIS

Notice is given that Alexis Revis Yeoman, whose address is 6300 -44th Avenue, University Park, MD 20782, was on March 07, 2019 appointed personal representative of the small estate of Bettye Revis who died on March 19, 2010 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

ALEXIS REVIS YEOMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 112907

133505

(3-14)

Brian Gormley 10605 Concord St., Ste 440 Kensington, MD 20895 866-375-8940

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RIVERS D. MCCREARY JR

SERVE: 9200 BASIL COURT, STE PRINCE GEORGE'S COUNTY MARYLAND UPPER MARLBORO, MD 20772 SERVE: JARED MCCARTHY, ESQ. SERVE: DAN A. KOOJOOLIAN 9400 PEPPERCORN PLACE COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE LARGO, MD 20774 4100 LARGO, MD 20774 AND JAMES M. LYONS, TRUSTEE UNKNOWN OWNERS OF THE SERVE: 9200 BASIL COURT, STE PROPERTY: UPPER MARLBORO, MD 20772 8303 NAVAHOE DRIVE SILVER SPRING, MD 20903 9400 PEPPERCORN The unknown owner's heirs, de-LARGO, MD 20774 visees, and Personal Representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, or successors in PREM K. KAPANI, TRUSTEE right, title and interest SERVE: 9200 BASIL COURT, STE UPPER MARLBORO, MD 20772 In the Circuit Court for Prince George's County, Maryland 9400 PEPPERCORN

SERVE: 6175 DEVON DRIVE COLUMBIA, MD 21044

### AND

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

4200 EMERSON STREET HYATTSVILLE, MD 20781

### AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE: JARED MCCARTHY, ESQ. COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

### AND

UNKNOWN OWNERS OF THE PROPERTY:

### 4200 EMERSON STREET HYATTSVILLE, MD 20781

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 18-49036

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

All that property in Prince George's County described as: W 77.19 Ft Of Lot A2 Deed 06/26/2014 Pend, 6,833.0000 Sq.Ft. & Imps. Furmans Addn To Hy, Assmt \$335,367, Lib 36074 FL 604, located at 4200 Emerson Street, Hyattsville, Maryland 20781, Tax Account No. 16-1789718, Deed Ref. 36074/604 and assessed to Capital Partners Group LLC.

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 4th day of March, 2019, by the Circuit Court for Prince George's County: ORDERED, That notice be given

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

3001 SHEPHERD STREET MOUNT RAINIER MD 20712

### AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE: JARED MCCARTHY, ESQ. COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

3001 SHEPHERD STREET MOUNT RAINIER MD 20712

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 CASÉ NO.:

### CAE 18-49034

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

All that property in Prince George's County described as: 7,500.0000 Sq.Ft. & Imps. Mt Rainier-Rogers Lot 1 Blk 10, Assmt \$292,300 Lib 04836 FL 654, located at 3001 Shepherd Street, Mount Rainer, Mary-land 20712, Tax Account No. 17-1851419, Deed Ref. 4836/654 and assessed to Thorne, Glandus & Lucille.

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 4th day of March, 2019, by the Circuit Court for Prince George's County:

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

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

CASE NO .:

CAE 18-49035

Defendants

All that property in Prince George's County described as: 3,750.0000 Sq.Ft. & Imps. New Hampshire Lot 37 Blk J, Assmt \$197,267 Lib 03770 FL 111, located at 8303 Navahoe Drive, Silver Spring, Maryland 20903, Tax Account No. 17-1951078, Deed Ref. 3770/111 and assessed to Robinson, Joseph F & Zilmira B.

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 4th day of

March, 2019, 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 29th day of March, 2019, warning all persons interested in the property to appear in this Court by the 7th day of May, 2019, and re-deem 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.

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

True Copy—Test: Mahasin El Amin, Clerk (3-14,3-21,3-28) 133488

### NOTICE

IN THE MATTER OF: Evelyn Yamileth Amaya

FOR THE CHANGE OF NAME TO: Evelyn Yamileth Amaya Aparicio

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

Case No. CAE 19-05115

A Petition has been filed to change the name of (Minor Child(ren)) Evelyn Yamileth Amaya to Évelyn Yamileth Amaya Aparicio.

The latest day by which an objection to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 133481 (3-14) 133345 (2-28,3-7,3-14)

### ORDER OF PUBLICATION RE ASSET EV SP LLC

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

UV PROPERTIES LLC GCA EQUITY PARTNERS PR LLC. TRUSTEE OF THE GCA EQUITY PARTNERS PR LLC TRUST-PHEASANT RIDGE GCA EQUITY PARTNERS PR LLC TRUSTEE OF THE GCA EQUITY PARTNERS PR LLC TRUST-PHEASANT RIDGE #1B SECURED REAL ESTATE INCOME FUND ILLC WANDA W DEBORD, TRUSTEE

Prince George's County, Maryland AND

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

Prince George's County, described as follows: Tax Account No 3947736, 20,010.0000 SQ.FT. & IMPS. WEST WOODS LOT 5; ASSMT \$80,500 LIB 35193 FL 307; ASSESSED TO UV PROPERTIES LLC.; KNOWN AS 13209 OLD FLETCHERTOWN RD BOWIE MD 20720.

Defendants

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

CAE 18-44243

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

Prince George's County, described as follows: Tax Account No 3947736, 20,010.0000 SQ.FT. & IMPS. WEST WOODS LOT 5; ASSMT \$80,500 LIB 35193 FL 307; ASSESSED TO UV PROPERTIES LLC.; KNOWN AS 13209 OLD FLETCHERTOWN RD BOWIE MD 20720.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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

ANY UNKNOWN OWNER OF THE PROPERTY 8404 HARDWICK CT, UPPER MARLBORO, MD 20772 Parcel No. 15-1781517, 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 Civil Division Case No.: CAE 19-02123

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1781517 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

OUTLOT A 63.609.000 SO.FT. MARLTON-JESSICAS A BLK EE

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

It is thereupon this 4th day of March 2019, 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 George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of May 2019, and redeem the property with Parcel Iden-tification Number 15-1781517 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.

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

True Copy-Test

Mahasin El Amin, Clerk (3-14,3-21,3-28) 133486



<u>133506</u>

Notice is given that Rivers D Mc-Creary III, whose address is 17 East Huntington Circle, Dover, DE 19904, was on October 16, 2018 appointed personal representative of the small estate of Rivers D. Mc-Creary Jr., who died on December 4, 2017 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-itor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

RIVERS D MCCREARY III Personal Representative

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

Estate No. 111638

(3-14)

**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

# 2413 BAIKAL LOOP UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 13, 2010 and recorded in Liber 32149, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, 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

### APRIL 2, 2019 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover of de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all manefor merger dation accounted by a second by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 arrowment ensistenced or paid off the loan prior to the 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 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 313325-3)

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

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

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

## **LEGALS**

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

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

# 4718 NEW KENT DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 23, 2006 and recorded in Liber 25180, Folio 78 among the Land Records of Prince George's County, MD, with an original principal balance of \$438,750.00, 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

### APRIL 2, 2019 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 accement, rejustated or paid off the loan prior to the 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by add defaulted purchaser suil convergence of the purchaser suil defaulted purchaser suil convergence provide the property by add defaulted purchaser suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil convergence suil convergence of the purchaser suil convergence suil c ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 195921-1)

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

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

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

> (3-14,3-21,3-28) 133468

### **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

# 1120 GLACIER AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 20, 2015 and recorded in Liber 36687, Folio 456 among the Land Records of Prince George's County, MD, with an original principal balance of \$151,111.00, 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

### APRIL 2, 2019 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 expansion to are payable to the property from the date of the loan with the loan servicer into any expansion to are payable to the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan with the loan servicer including between the property from the date of the loan with the 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 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 332191-1)

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

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(3-14,3-21,3-28)

(3-14, 3-21, 3-28)

133466

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

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

McCabe, Weisberg & Conway, LLC 1arshall A Laurel, Maryland 20707 301-490-3361

301-490-3361

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### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

# 5307 LUDLOW DRIVE TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Carla Johnson, dated February 21, 2013, and recorded in Liber 34614 at folio 457 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 26, 2019

### 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 Irust. 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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-603363</u>)

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### 9013 HORTON ROAD LAUREL, MARYLAND 20708

By virtue of the power and authority contained in a Deed of Trust from Felicia I. Duah, dated June 3, 2006, and recorded in Liber 25953 at folio 383 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 26, 2019

### 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 service. If payment of the balance does not occur within fitteen days of ratification the denosit will be forferited and the property within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602750)

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### 7002 EMERSON STREET HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Joycelyn Estrada, dated May 28, 2008, and recorded in Liber 29784 at folio 101 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 19, 2019

### 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602961)

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

(2-28,3-7,3-14)

(3-7,3-14,3-21) <u>133401</u>

(3-7,3-14,3-21)

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

### 867 ENGLISH CHESTNUT DR. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated November 21, 2007 and recorded in Liber 29059, Folio 741 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,168.00, 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 26, 2019 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit number Four (4) in Building number Thirty-Five (35) in the "Phase XXXV, Hill Oaks 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssumes 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 reapyment agreement, reinstated or paid of the loan prior to the sale. In any such event, this sale shall be null and void, and the P

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

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

### 1117 WILBERFORCE CT. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 14, 2009 and recorded in Liber 30923, Folio 360 among the Land Records of Prince George's County, MD, with an original principal balance of \$222,000.00, 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 26, 2019 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to t

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

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### LEGALS

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

### 512 JENNINGS MILL DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006 and recorded in Liber 28052, Folio 169 among the Land Records of Prince George's County, MD, with an original principal balance of \$448,000.00, 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

### APRIL 2, 2019 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. 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 as assumes risk of loss or damage to the property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all converger including, but not limited to, determination of whether the borower entered into any repa

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(3-14,3-21,3-28)

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133415

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

### 6700 HILLCROFT PL. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated October 26, 2011 and recorded in Liber 33424, Folio 25 among the Land Records of Prince George's County, MD, with an original principal balance of \$349,840.00, 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 26, 2019 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, swhether 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 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 in

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

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133418

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

### 6903 GREENBORO LA. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 19, 2007 and recorded in Liber 27034, Folio 475 among the Land Records of Prince George's County, MD, with an original principal balance of \$300,000.00, 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 26, 2019 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 333523-1)

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(3-7,3-14,3-21) 133420

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

### 919 COMANCHE DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated April 15, 2016 and recorded in Liber 39128, Folio 330 among the Land Records of Prince George's County, MD, with an original principal balance of \$163,800.00, 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 26, 2019 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssume 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 reapyment agreement, reinstated or paid of the loan prior to the sale is subject to post-sale audit of the status of the loan with the

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

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

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

(3-7,3-14,3-21)

(3-7,3-14,3-21) 133419

# The Prince George's Post

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vs.

### **LEGALS**

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **GREGORY RICH**

Notice is given that Derrick Rich, whose address is 315 Ellsworth Place, Oxon Hill, MD 20745, was on February 19, 2019 appointed Per-sonal Representative of the estate of Gregory Rich who died on January 20, 2019 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of August, 2019.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates: 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.

DERRICK RICH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 112374

133425 (3-7,3-14,3-21)

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

### NOTICE OF PUBLIC HEARING

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on April 25, 2019 and will be heard on June 25, 2019. Those licenses are:

Class D, Beer and Wine – 17 DW 73, 17 DW 74, 17 DW 75

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor Li-cense - On Sale; Class B, BW, (GC),

### 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

Siziwe Mdlongwa

v.

15817 Palai Turn Road Bowie, MD 20716 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-03770

Notice is hereby given this 28th day of February, 2019, 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 28th day of March, 2019, pro-vided 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 28th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$202,920.00. The property sold herein is known as 15817 Palai Turn Road, Bowie, MD 20716.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 133443 (3-7, 3-14, 3-21)

### NOTICE

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

v.

Brenda Wright Wilson, Personal Representative for the Estate of Charles Alfred Wilson

10907 Wharton Drive Upper Marlboro, MD 20774 Defendant

In the Circuit Court for Prince

### George's County, Maryland Case No. CAEF 18-26321

Notice is hereby given this 26th day of February, 2019, 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, 2019, 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, 2019. The Report of Sale states the amount of the foreclosure sale price to be \$282,336.40. The property sold herein is known as 10907 Wharton Drive, Upper Marlboro, MD 20774.

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MARY W. WEST Estate No.: 111957

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Diane Mur-rell Milli for judicial probate of the will dated 08/20/2009 and for the win dated 08/20/2009 and for the appointment of a personal represen-tative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on April 09,2019 at 9:30 AM. This hearing may be transformed or

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

133427 (3-7,3-14)

### NOTICE

VS.

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

> Substitute Trustees, Plaintiffs

GEORGE BRIGHT, JR. ROCHELLE ALDRIDGE-PROCTOR ANTHONY DEWAYNE PROCTOR 8304 Bernard Drive Fort Washington, MD 20744

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-17707

Notice is hereby given this 25th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8304 Bernard Drive, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$267.000.00.

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

True Copy—Test: Mahasin El Amin, Clerk (3-7,3-14,3-21) 133392

NOTICE Edward S. Cohn

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: PATRICIA ANN CONLIN

Estate No.: 112652

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Perry Becker for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marl-boro, MD 20772 on **April 05,2019 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 (3-7,3-14) <u>133428</u>

### NOTICE

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

Plaintiffs

DEYMON L CHILDS TEIA E PERRYMAN 3702 Dianna Road Suitland, MD 20746

vs.

Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-20118 Notice is hereby given this 27th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 3702 Dianna Road, Suitland, MD 20746, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 27th day of March, 2019, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 27th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$187,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (3-7,3-14,3-21) 133430

### NOTICE

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

### NOTICE

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

> Substitute Trustees Plaintiffs

ESSIE CHARLES RONNIE CHARLES 6222 Kolb Street Capitol Heights, MD 20743 Defendant(s)

vs.

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-35956

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Marvland, that the sale of the prop and described as 6222 Kolb Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, 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 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$186,200.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (3-7, 3-14, 3-21)133432

### NOTICE

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

VS.

Substitute Trustees Plaintiffs

Defendant(s)

HASAN JONES 3604 Jervis Place Clinton, MD 20735

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-27813

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3604 Jervis Place, Clinton, MD 20735, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, 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 28th day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$251,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin,

NOTICE

Substitute Trustees

Plaintiffs

vs.

### NOTICE

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

> Substitute Trustees, Plaintiffs

JUAN MORRISON 5604 Glover Park Drive Upper Marlboro, MD 20772 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-34089

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 5604 Glover Park Drive, Upper Marlboro, MD 20772, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, 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 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$234,080.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>1334</u>35 (3-7,3-14,3-21)

### NOTICE

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

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-36002

Notice is hereby given this 28th day of February, 2019, by the Circuit

Court for Prince George's County,

Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 4156 Crab Apple Court, Unit #4, Suitland, MD 20746, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary theracting heaven on pr

the contrary thereof be shown on or

before the 28th day of March, 2019,

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 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$200,000.00.

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

True Copy—Test:

Substitute Trustees, Plaintiffs

IANEE WHITBY ANTOINE WHITBY 4156 Crab Apple Court Unit #4 Suitland, MD 20746

vs.

Defendant(s)

(DH), Beer and Wine; Class B, RD, Liquor License, all Class C Li-censes/On Sale, Class D(NH), Beer and Wine

A Public Hearing is scheduled for April 3, 2019 at 7:00 p.m. and April 10, 2019 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 day.

### BOARD OF LICENSE COMMISSIONERS

Attest: Kelly E. Markomanolakis Administrative Assistant February 27, 2019

133447 (3-7, 3-14)

### 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. Gian Carlo Carattini

AND

Mayra I. Carattini

AND

Declan David Jarry III 11914 Lilium Lane

Glenn Dale, MD 20769

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-44523

Defendants

Notice is hereby given this 28th day of February, 2019, 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 28th day of March, 2019, 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 28th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$385,000.00. The property sold herein is known as 11914 Lilium Lane, Glenn Dale, MD 20769.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 133444 (3-7,3-14,3-21)

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>133421</u> (3-7,3-14,3-21)

### NOTICE

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

Ingram Munn

### AND

Zelda King, Personal Representative for the Estate of Margarene W. Munn

907 Manor House Drive Upper Marlboro, MD 20774 Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-39193

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 28th day of March, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succes-sive weeks before the 28th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$376,000.00. The property sold herein is known as 907 Manor House Drive, Upper Marlboro, MD 20774.

MAHASIN EL AMIN		
Clerk of the Circuit Court		
Prince George's County, MD		
True Copy—Test:	:	
Mahasin Él Amin, Clerk		
133445 (3-7,3-14,3-21)		

nen . Golaberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs

Sara Dyson 7010 Racetrack Road Bowie, MD 20715 Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-35980

Notice is hereby given this 25th day of February, 2019, 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 25th day of March, 2019, 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 25th day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$184,910.00. The property sold herein is known as 7010 Racetrack Road, Bowie, MD 20715.

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

True Copy—Test: Mahasin El Amin, Clerk 133393 (3-7,3-14,3-21)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

### In The Estate Of: WILLIAM PETER QUEEN Estate No.: 112535

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Kevin F. Boone for judicial probate for the appointment of a personal represenappointment of a personal represen-tative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on April 05,2019 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 FC PRINCE GEORGE'S COL		
CERETA A. LEE P.O. Box 1729		
UPPER MARLBORO, MD 20773-1729		
133429	(3-7,3-14)	

Plaintiffs VS. ELSIE L. GOMES PAUL D. HUDSON, JR. 4150 Silver Park Terrace

Suitland, MD 20746

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-36014

Maryland, that the sale of the property mentioned in these proceedings and described as 4150 Silver Park Terrace, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 28th day of March, 2019, 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

True Copy—Test: Mahasin El Amin, Clerk

Plaintiffs

### NOTICE

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

Substitute Trustees vs.

Rochelle T. Branch

Defendant

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

### MARYLAND CIVIL NO. CAEF 18-41192

ORDERED, this 27th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3229 Chester Grove Road, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of March, 2019 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 27th day of March, 2019, next.

The report states the amount of sale to be \$82,000.00. MAHASIN EL AMIN

<u>133433</u> (3-7,3-14,3-21) Mahasin Él Amin, Clerk 133436 (3-7,3-14,3-21)

### NOTICE

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

> Substitute Trustees, Plaintiffs

MAHA M. ALI AHMED M. ALI 12307 Pleasant Prospect Road Mitchellville, MD 20721

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-10576

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 12307 Pleasant Prospect Road, Mitchellville, MD 20721, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some news-paper printed in said County, once in each of three successive weeks before the 19th day of March, 2019. The report states the purchase

price at the Foreclosure sale to be \$1.079.000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133376 (2-28,3-7,3-14)

### NOTICE

IN THE MATTER OF: Jessica Obioha

FOR THE CHANGE OF NAME TO: Jessica Epere

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

Case No. CAE 19-05120

A Petition has been filed to change the name of Jessica Obioha to Jessica Epere.

The latest day by which an objection to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 133483 (3-14)

Clerk of the Circuit Court Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk 133438 (3-7,3-14,3-21)

Defendant(s)

Substitute Trustees

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County,

28th day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$194,583.17.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD

(3-7,3-14,3-21) 133431

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

vs. AHMED KOTEY 7126 Ora Glen Court Greenbelt, MD 20770

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-11134

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 7126 Ora Glen Court, 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 be-fore the 19th day of March, 2019, provided a copy of this NOTICE be provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$216,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133375 (2-28, 3-7, 3-14)

### NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 19-04736

the name of Davis Noe Avalos-Galicia to Davis Noe Avalos.

The latest day by which an objec-tion to the Petition may be filed is

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(3-14)

A Petition has been filed to change

IN THE MATTER OF: Davis Noe Avalos-Galicia

FOR THE CHANGE OF

NAME TO:

April 1, 2019.

133482

Davis Noe Avalos

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 7705 24TH AVENUE HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Juan Rios Escobar and Alba Alvarado, dated August 31, 2007 and recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$385,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 19, 2019 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 \$40,000.00 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

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(410) 825-2900 www.mid-atlanticauctioneers.com (2-28 3-7 3-14)

### **LEGALS**

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 12201 CASTLEWALL COURT

### BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Tonya B. Prince and Ronald H. Prince, dated June 21, 2006 and recorded in Liber 25593, Folio 24 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$345,600.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 19, 2019 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 \$33,000.00 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy 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

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(2-28 3-7 3-14)

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### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 6511 MEDWICK DRIVE HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Crystal R. Henderson and Camille Esthel Henderson, dated May 23, 2008 and recorded in Liber 29808, Folio 70 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$163,674.00, 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 **19, 2019 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy 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

(2-28 3-7 3-14)

### LEGALS

### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### 2500 KENT VILLAGE DRIVE # 2500 LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Tya Travers, dated August 17, 2009, and recorded in Liber 30959 at folio 349 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

### APRIL 2, 2019

### 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 \$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 5.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for othe payment of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immed

### LAURA H.G. O'SULLIVAN, ET AL.,

133454

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(3-14,3-21,3-28) 133288

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 19, 2019 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 borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser 's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for othe substitute Trustees. Purchaseer shall have no further claim against the Substitute Trustees. Purchaseer shall be responsible for othe apposesion of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immed

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

### (2-28,3-7,3-14) 133289

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

8803 ROYAL RIDGE LANE LAUREL, MARYLAND 20708

By virtue of the power and authority contained in a Deed of Trust from Fausto Guillen Flores and Manfredo Orlando Mejia, dated June 30, 2014, and recorded in Liber 36263 at folio 105 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 19, 2019

### 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fitteen (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 orne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the purchaser shall be responsible for obtaining physical possession of the property.

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

(2-28, 3-7, 3-14)

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

### 10507 EDGEMONT DR. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 5, 2004 and recorded in Liber 20506, Folio 127 among the Land Records of Prince George's County, MD, with an original principal balance of \$206,250.00, 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 19, 2019 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 \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpid 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 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 shall be null and void, and the Purchaser's sole remedy,

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

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

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

133299

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

### 6612 FOSTER ST. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated July 18, 2006 and recorded in Liber 25945, Folio 545 among the Land Records of Prince George's County, MD, with an original principal balance of \$232,000.00, 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 19, 2019 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 sale infaity such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from coid recels over it such surplus recults from improveceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 331807-1)

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

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

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

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

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

### 7705 CASTLE ROCK DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated January 26, 2009 and recorded in Liber 30368, Folio 392 among the Land Records of Prince George's County, MD, with an original principal balance of \$379,624.00, 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 19, 2019 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase morey 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 be 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 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 su

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

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

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

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<u>133300</u>

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555 (2-28,3-7,3-14) 133301

(2-28,3-7,3-14)

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

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

### 6075 64TH AVE., UNIT #5 RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated January 31, 2006 and recorded in Liber 24461, Folio 6 among the Land Records of Prince George's County, MD, with an original principal balance of \$210,000.00, 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 19, 2019 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit 5, Phase 3, Building 1 as shown on Plat entitled "River Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 311923-2)

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

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

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

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

### 6101 63RD AVE. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated November 29, 2006 and recorded in Liber 40958, Folio 591 among the Land Records of Prince George's County, MD, with an original principal balance of \$70,000.00, 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 19, 2019 AT 11:10 AM

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 con-tacting 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property hybrid defaulted purchaser. ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 324393-1)

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 10518 ELDERS HOLLOW DR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated November 16, 2006 and recorded in Liber 26867, Folio 445 among the Land Records of Prince George's County, MD, with an original principal balance of \$305,500.00, 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 19, 2019 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and 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 con-tacting 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proeeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Durchaser's cale around a they are again in a return of the denset without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 193518-1)

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

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

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

(2-28,3-7,3-14) 133303

(2-28,3-7,3-14) 133304

(2-28, 3-7, 3-14)

### NOTICE

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

vs.

Carolvn Mabry-Martin. Valerie Atkinson-Leigh and Stephen Eric Leigh Jr. Defendants

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

### CIVIL NO. CAEF 18-21839

ORDERED, this 25th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7206 Brickyard Station Drive, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March, 2019 next, provided a copy of this Notice be inserted in some newspa-per published in said County once in each of three successive weeks before the 25th day of March, 2019, next.

The report states the amount of sale to be \$332,120.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133391 (3-7,3-14,3-21)

### **ORDER OF PUBLICATION**

RE ASSET EV SP LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

### VS.

SHIRL D TYLER Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 3794542, UNIT 1; 1,849.0000 SQ.FT. & IMPS. THE MARKHAM VIEW C; ASSMT \$70,000 LIB 0000 FL 000 UNIT 1; AS-SESSED TO TYLER SHIRL D .: KNOWN AS 2500 MARKHAM LN LANDOVER 20785 CONDO UNIT:

### Defendants

### In the Circuit Court for Prince George's County, Mary-land **Civil Division** CAE 18-44245

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

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44247

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

Prince George's County, described as follows: Tax Account No 1057074, T-DT S/B 07/21 /04 L19998 F505; 1.445.0000 SO.FT. & IMPS. THE VIS-TAS AT LAUR; ASSMT \$80,000 LIB 38778 FL 519 UNIT 45; ASSESSED TO SALAZAR TITO G.; KNOWN AS 14013 VISTA DR UNIT 45 LAU-REL MD 20707.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, 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) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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

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

True Copy—Test: Mahasin El Amin, Clerk (2-28,3-7,3-14) 133350

### NOTICE

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

### Substitute Trustees, Plaintiffs

ROBERT MILLER SHERYL MILLER 6403 Juanita Court Suitland, MD 20746 Defendant(s)

vs.

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-23882

Notice is hereby given this 28th day of February, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6403 Juanita Court, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper

### LEGALS

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 (2) superside under one of the

three (3) successive weeks, on or be-

fore the 15th day of March, 2019,

warning all persons interested in the

property to appear in this Court by

the 23rd day of April, 2019, and re-

deem the property herein described

and answer the complaint or there-

after a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

LEGALS

**ORDER OF PUBLICATION** 

C/o Benjamin M. Decker, Esquire

Prince George's County, Maryland

2806 Reynolda Rd., #208 Winston-Salem, NC 27106

vs

CONSTELLATION FCU

USANDRA STOVER

(2-28,3-7,3-14)

Plaintiff

HERSCHTHAL

True Copy—Test: Mahasin El Amin, Clerk

encumbrances

133349

FNA DZ, LLC

RAYMOND

TRUSTEE

### **ORDER OF PUBLICATION**

VS.

RE ASSET EV SP LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

OMOTAYO OMOTUNDE US BANK NATIONAL ASSOCIA-TION Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1095611, 2,222.0000 SQ.FT. & IMPS. BROOK-MILL CONDO; ASSMT \$72,667 LIB 00000 FL 000 UNIT 224 BLDG 16; ASSESSED TO OMOTUNDE OMO-TAYO; KNOWN AS 15714 DORSET RD APT 304 LAUREL MD 20707-5350.

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44248

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

Prince George's County, described as follows: Tax Account No 1095611, 2,222.0000 SQ.FT. & IMPS. BROOK-MILL CONDO; ASSMT \$72,667 LIB 00000 FL 000 UNIT 224 BLDG 16; ASSESSED TO OMOTUNDE OMO-TAYO; KNOWN AS 15714 DORSET RD APT 304 LAUREL MD 20707-5350.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

### True Copy-Test:

### **LEGALS**

three (3) successive weeks, on or be-

fore the 15th day of March, 2019, warning all persons interested in the

property to appear in this Court by the 23rd day of April, 2019, and re-

deem the property herein described and answer the complaint or there-

after a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

FRANKLIN ELVIN LLOYD LEOCADIE G. LLOYD

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-28683

Notice is hereby given this 27th day of February, 2019, by the Circuit Court for Prince George's County,

Maryland, that the sale of the prop-

erty mentioned in these proceedings and described as 16800 Blue Indigo

Court, Accokeek, MD 20607, made

and reported by the Substitute Trustee, will be RATIFIED AND

CONFIRMED, unless cause to the

contrary thereof be shown on or be-fore the 27th day of March, 2019, 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

The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire

GCA EQUITY PARTNERS PR LLC,

TRUSTEE OF THE GCA EQUITY PARTNERS PR LLC TRUST-

GCA EQUITY PARTNERS PR LLC

TRUSTEE OF THE GCA EQUITY

(3-7,3-14,3-21)

Plaintiff

27th day of March, 2019.

True Copy—Test: Mahasin El Amin, Clerk

RE ASSET EV SP LLC

2806 Reynolda Rd., #208

UV PROPERTIES LLC

PHEASANT RIDGE

Winston-Salem, NC 27106

349,000.00

133437

16800 Blue Indigo Court Accokeek, MD 20607

(2-28, 3-7, 3-14)

Substitute Trustees

Plaintiffs

Defendant(s)

True Copy—Test: Mahasin El Amin, Clerk

Carrie M. Ward, et al.

encumbrances.

133330

VS.

### **ORDER OF PUBLICATION**

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

Plaintiff

MARGARET SLYE ROBIN D SLYE DLJ MORTGAGE CAPITAL INC SECRETARY OF HOUSING AND **URBAN DEVELOPMENT** IOHN S BURSON, TRUSTEE WILLIAM M SAVAGE TRUSTEE Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0618827, 3,723.0000 SO.FT. & IMPS. BOULE-VARD HEIGHTS BLK 18; ASSMT \$207,300 LIB 11232 FL 117; AS-SESSED TO SLYE MARGARET & ROBIN D · KNOWN AS 4102 WILL ST CAPITOL HEIGHTS MD 20743. Defendants

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

### CAE 18-44976

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

Prince George's County, described as follows: Tax Account No 0618827, 3,723.0000 SQ.FT. & IMPS. BOULE-VARD HEIGHTS BLK 18; ASSMT \$207,300 LIB 11232 FL 117; AS-SESSED TO SLYE MARGARET & ROBIN D.; KNOWN AS 4102 WILL ST CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and re-deem the property herein described 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.

MAHASIN EL AMIN

Clerk of the Circuit Court for

Defendants

In the Circuit Court for

### CAE 18-44977

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

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

Prince George's County, described as follows: Tax Account No 1584887, 10,890.0000 SQ.FT. & IMPS. WOOD POINTE PLAT 1 LOT 36 BLK C; ASSMT \$321,300 LIB 11415 FL 663; ASSESSED TO STOVER USAN-DRA.; KNOWN AS 10603 WOOD POINTE CT GLENN DALE MD 20769.

# Prince George's County, Maryland Civil Division

Prince George's County, described as follows: Tax Account No 1584887, 10,890.0000 SQ.FT. & IMPS. WOOD POINTE PLAT 1 LOT 36 BLK C; ASSMT \$321,300 LIB 11415 FL 663; ASSESSED TO STOVER USAN-DRA.; KNOWN AS 10603 WOOD POINTE CT GLENN DALE MD 20769

Prince George's County, described as follows: Tax Account No 3794542, UNIT 1; 1,849.0000 SQ.FT. & IMPS. THE MARKHAM VIEW C; ASSMT \$70,000 LIB 0000 FL 000 UNIT 1; AS-SESSED TO TYLER SHIRL D.; KNOWN AS 2500 MARKHAM LN LANDOVER 20785 CONDO UNIT:

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

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

True Copy—Test: Mahasin El Amin, Clerk (2-28, 3-7, 3-14) 133348

### **ORDER OF PUBLICATION**

RE ASSET EV SP LLC o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

TITO G SALAZAR Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1057074, T-DT S/B 07/21 /04 L19998 F505; 1,445.0000 SQ.FT. & IMPS. THE VIS-TAS AT LAUR; ASSMT \$80,000 LIB 38778 FL 519 UNIT 45; ASSESSED TO SALAZAR TITO G.; KNOWN AS 14013 VISTA DR UNIT 45 LAU-REL MD 20707.

Defendants

printed in said County, once in each of three successive weeks before the 28th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$191,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 133434 (3-7,3-14,3-21)

### **ORDER OF PUBLICATION**

RE ASSET EV SP LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs.

### ZELALEM GETAHUN TEKLE AZEB KETEMA Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 505479, BLDG 3 UNIT 39 28D; 1,189.0000 SQ.FT. & IMPS. STONEGATE CONDO- P; ASSMT \$62,000 LIB 39432 FL 048 UNIT 3928 D; AS-SESSED TO TEKLE ZELALEM G ETAL.; KNOWN AS 3928 D STONE GATE DR SUITLAND MD 20746. Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44246

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

Prince George's County, described as follows: Tax Account No 505479, BLDG 3 UNIT 39 28D; 1,189.0000 SQ.FT. & IMPS. STONEGATE CONDO- P; ASSMT \$62,000 LIB 39432 FL 048 UNIT 3928 D; AS-SESSED TO TEKLE ZELALEM G ETAL.; KNOWN AS 3928 D STONE GATE DR SUITLAND MD 20746.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, by the Circuit Court for

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, 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) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

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

True Copy—Test: Mahasin El Amin, Clerk <u>133324</u> (2-28,3-7,3-14)

### NOTICE

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

VS.

Roberto C Jimenez and Josefina C Jimenez Defendants

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

### **CIVIL NO. CAEF 18-10628**

ORDERED, this 27th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5205 Church Road, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substi-tute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks be fore the 27th day of March, 2019, next

The report states the amount of sale to be \$300,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 133439 (3-7,3-14,3-21) Mahasin El Amin, Clerk (2-28.3-7.3-14)133351

### ORDER OF PUBLICATION

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

Plaintiff VS.

SKYE-TMB INC CAPITAL BANK, NA JOANIE KREGER, TRUSTEE SCOT BROWNING, TRUSTEE Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1440890, PT PAR 10 - L4 177 F31813833F8371 3638 F179(.36A DF R PG COLL2916F106; 61.7200 ACRES.; ASSMT \$759,200 MAP 074 GRID D1 PAR 010 LIB 31455 FL 478; AS-SESSED TO SKYE-TMB INC (RE).; KNOWN AS 8625 CENTRAL AVE DISTRICT HEIGHTS MD 20747.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44985

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

Prince George's County, described as follows: Tax Account No 1440890, PT PAR 10 - L4 177 F31813833F8371 3638 F179(.36A DF R PG COLL2916F106; 61.7200 ACRES.; ASSMT \$759,200 MAP 074 GRID D1 PAR 010 LIB 31455 FL 478; AS-SESSED TO SKYE-TMB INC (RE).: KNOWN AS 8625 CENTRAL AVE DISTRICT HEIGHTS MD 20747.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, 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

PARTNERS PR LLC TRUST-PHEASANT RIDGE #1B SECURED REAL ESTATE INCOME FUND ILLC WANDA W DEBORD, TRUSTEE Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 3759586, 20,021.0000 SQ.FT. WEST WOODS LOT 2; ASSMT \$76,600 LIB 35193 FL 326; ASSESSED TO UV PROPER-TIES LLC: KNOWN AS 13205 OLD FLETCHERTOWN RD BOWIE MD 20720.

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44244

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

Prince George's County, described as follows: Tax Account No 3759586, 20,021.0000 SQ.FT. WEST WOODS LOT 2; ASSMT \$76,600 LIB 35193 FL 326; ASSESSED TO UV PROPER-TIES LLC; KNOWN AS 13205 OLD FLETCHERTOWN RD BOWIE MD 20720.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

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

True Copy—Test: Mahasin El Amin, Clerk 133347 (2-28, 3-7, 3-14) rince George's County,

True Copy—Test: Mahasin El Amin, Clerk 133340 (2-28,3-7,3-14)

### LEGALS

Perry J Becker Walsh, Becker, Moody & Rice 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-262-4400

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KANDEH ABDUL TURAY JR** 

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane Suite 218, Bowie, MD 20715, was on November 21, 2018 appointed Special Administrator of the estate of Kandeh Abdul Turay Jr, who died on July 5, 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 Special Administrator or the attorney.

Any person having a claim against the decedent must present the claim to the undersigned Special Administrator or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

### PERRY BECKER Special Administrator

133390

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

> Estate No. 110713 (2-28, 3-7, 3-14)

### NOTICE

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

VS.

Mohammed Hossain and Sonia Hossain Defendants

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

### CIVIL NO. CAEF 18-12306

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRINCE GÉORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3800 Thomas Spriggs Road, Bowie, Maryland 20721 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 28th day of March, 2019, next. The report states the amount of

sale to be \$532,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(3-7.3-14.3-21)

Thomas I Schetelich 100 S Charles St, Suite 1401 Baltimore, MD 21201 410-837-2200

133442

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROGER D FAULKNER**

Notice is given that Randall S Faulkner, whose address is 14564 Edgewoods Way, Glenelg, MD 21737, was on February 12, 2019 appointed Personal Representative of the estate of Roger D Faulkner, who died on January 7, 2019 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of August, 2019

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

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

### NOTICE

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

William T. Young Jr and Deborah Young Defendants

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

### CIVIL NO. CAEF 18-20813

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1312 Forest Lake Court, Bowie, Maryland 20721 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 28th day of March, 2019, next.

The report states the amount of sale to be \$288,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 133440 (3-7,3-14,3-21)

LEGALS

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF VICTORIA ANN HAMILTON

Notice is given that Rodney Hamil-ton, whose address is 9907 Bald Hill Road, Mitchellville, MD 20721, was on February 14, 2019 appointed Per-sonal Representative of the estate of Victoria and Hamilton who diad on

Victoria Ann Hamilton who died on January 16, 2019 with a will. Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of August, 2019.

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

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

### NOTICE

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

Dawn Jacobs

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

### **CIVIL NO. CAEF 18-17705**

ORDERED, this 28th day of February, 2019 by the Circuit Court of PRIŃCE GÉORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6004 Westchester Pk Drive Unit 202, College Park, Maryland 20740 mentioned in these proceed-ings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof unless cause to the contrary thereof be shown on or before the 28th day of March, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of March, 2019, next.

The report states the amount of sale to be \$115,000.00. MAHASIN EL AMIN

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

### NOTICE

<u>133441</u>

vs.

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

> Substitute Trustees, Plaintiffs

ABOUBACAR TRAORE 1836 Metzerott Road Unit 1008 Hyattsville A/R/T/A Adelphi, MD 20783

Defendant(s)

(3-7,3-14,3-21)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-35989

Notice is hereby given this 4th day of March, 2019 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 1836 Metzerott Road, Unit 1008, Hyattsville A/R/T/A Adelphi, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of April, 2019. The report states the purchase

price at the Foreclosure sale to be \$73,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for

### NOTICE

LEGALS

vs.

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

TAMMI TURNER-BENBOW

Substitute Trustees, Plaintiffs

# 2031 South Anvil Lane Temple Hills, MD 20748

### Defendant(s) In the Circuit Court for Prince

# George's County, Maryland Case No. CAEF 18-39178

Notice is hereby given this 4th day of March, 2019 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 2031 South Anvil Lane, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$186,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

<u>133498</u> (3-14,3-21,3-28)

### NOTICE

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

> Substitute Trustees Plaintiffs

VS. ERIEL E. AVERY 15629 Birmingham Circle Brandywine, MD 20613

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32348

Notice is hereby given this 6th day of March, 2019 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 15629 Birmingham Cir-cle Brandwing MD 2013 cle, 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 becontrary thereof be shown on of be-fore the 8th day of April, 2019, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$212,500.00.

MAHASIN EL AMIN

# **LEGALS**

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

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

# 4851 EASTERN LANE SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Rajean Johnson, dated April 14, 2016 and recorded in Liber 38205, Folio 459 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,228.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 2, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by cer-tified 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing 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, determina-tion 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

(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.

RANDALL S FAULKNER Personal Representative

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

Estate No. 112432

<u>133426</u> (3-7,3-14,3-21)

### NOTICE

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

### v.

Toyosi A. Adebayo a/k/a Oloruntoyosi Adebayo 14239 Jib Street #11 Laurel, MD 20707 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-21800

Notice is hereby given this 6th day of March, 2019, 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 con-firmed, unless cause to the contrary thereof be shown on or before the 8th day of April, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of April, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$138,000.00. The property sold herein is known as 14239 Jib Street #11, Laurel, MD 20707.

# MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

(3-14,3-21,3-28) 133504

(2) Two months after the personal 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.

RODNEY HAMILTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 112543 133362 (2-28,3-7,3-14)

### NOTICE

JEREMY K. FISHMAN, et al. Substitute Trustees vs

JANET OGUNJEMILUA 14950 Nashua Lane Bowie, MD 20716-1006

Defendant(s)

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

**Civil Action** 

No. CAEF 17-36515

Notice is hereby given this 4th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14950 Nashua Lane, Bowie, MD 20716-1006, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 4th day of April, 2019, next, provided a copy of this NO-TICE be inserted in some newspaper published in said County once in each of three successive weeks before the 4th day of April, 2019,

The Report of Sale states the amount of the sale to be Two Hun-dred Fifty Thousand Eight Hundred Dollars (\$250,800.00).

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

133503 (3-14,3-21,3-28)

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk

133496

vs.

(3-14,3-21,3-28)

### NOTICE

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

> Substitute Trustees Plaintiffs

JOHN W. LEWIS, II 14917 Nighthawk Lane Bowie, MD 20716

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-30675

Notice is hereby given this 4th day of March, 2019 by the Circuit Court of March, 2019 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 14917 Nighthawk Lane, Bowie, MD 20716, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 4th day of April 2019, provided the 4th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 4th day of

April, 2019. The report states the purchase price at the Foreclosure sale to be \$286,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

(3-14,3-21,3-28) 133497

### NOTICE

IN THE MATTER OF: Vivian Anthony Morris

FOR THE CHANGE OF NAME TO: Anthony Vivian Morris

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

### Case No. CAE 19-05436

A Petition has been filed to change the name of Vivian Anthony Morris to Anthony Vivian Morris.

The latest day by which an objec-tion to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 133484 (3-14)

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

<u>133451</u>

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

JOSEPH ALPHONSO ROGERS

aka JOSEPH ALPHONSO

ROGERS, JR.

Estate No.: 112312

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-tition has been filed by IHSAN ROGERS for judicial probate for the

ROGERS for judicial probate for the appointment of a personal represen-tative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **April 22, 2019 at 9:30 AM.** This hearing may be transferred or postponed to a subsequent time. Further information may be ob-tained by reviewing the estate file in

tained by reviewing the estate file in the Office of the Register of Wills.

UPPER MARLBORO, MD 20773-1729

REGISTER OF WILLS FOR

P.O. Box 1729

133507

PRINCE GEORGE'S COUNTY CERETA A. LEE

above estate:

True Copy—Test: Mahasin El Amin, Clerk

133501 (3-14,3-21,3-28)

### NOTICE

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

> Substitute Trustees Plaintiffs

KODJO P. ABASSA

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-27853

Notice is hereby given this 6th day of March, 2019 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 4520 Hatties Progress Device Aportio MD 20720, made and Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 8th day of April, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three succes-

Sive weeks before the 8th day of April, 2019. The report states the purchase price at the Foreclosure sale to be \$401,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

133502 (3-14,3-21,3-28)

### NOTICE

IN THE MATTER OF: Ashley Moni Graham Coleman

FOR THE CHANGE OF NAME TO: Ashley Moni Coleman

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

### Case No. CAE 19-05509

A Petition has been filed to change the name of Ashley Moni Graham Coleman to Ashley Moni Coleman.

The latest day by which an objec-tion to the Petition may be filed is April 1, 2019.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 133485 (3-14) LEGALS

# THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: GEORGE SYLVESTER WHITE

Estate No.: 112625

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by MICHAEL M. WHITE for judicial probate of the copy of the will dated 01/23/2018 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marl-boro, MD 20772 on April 10, 2019 at 9:30 AM.

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

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

(3-14,3-21)



# vs.

4520 Hatties Progress Drive Bowie, MD 20720

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

2510 BRANDY LA. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 29, 2012 and recorded in Liber 33537, Folio 386 among the Land Records of Prince George's County, MD, with an original principal balance of \$377,955.00, 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 located on Main St.), on

### MARCH 19, 2019 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting 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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation aspiral transfer to the taxes or charges assessed by credit. All other public and /or private charges or assessments, to the extent to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, 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 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 329868-1)

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

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

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

133305

### LEGALS

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

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

9602 ROSE VIEW CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 15, 2006 and recorded in Liber 25551, Folio 293 among the Land Records of Prince George's County, MD, with an original principal balance of \$399,999.00, 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 19, 2019 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$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 de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 de-posit 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 improveeither marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 326928-1)

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

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

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

### LEGALS

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

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

# 10249 PRINCE PL., UNIT # 202 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 10, 2005 and recorded in Liber 23853, Folio 145 among the Land Records of Prince George's County, MD, with an original principal balance of \$185,000.00, 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 19, 2019 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 described as Unit Numbered 31-202 in building Numbered 31 on Master Plat One of Section Two of a plan of condominium entitled "The Pines Condo-minium" 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 af-fecting 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 purhaser. 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 con-tacting 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. Pur-chaser 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 de-posit 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 pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 333579-1)

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

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

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

133306 (2-28, 3-7, 3-14)

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

(2-28,3-7,3-14)

133307

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

**BWW LAW GROUP, LLC** 

(2-28, 3-7, 3-14)

(301) 961-6555

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

### 12708 HEIDI MARIE CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 13, 2012 and recorded in Liber 34745, Folio 91 among the Land Records of Frince George's County, MD, with an original principal balance of \$350,575.00, 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 located on Main St.), on

### APRIL 2, 2019 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and orch owner of this property, and is not a fee or to be paid by the purchaser to the hernolder and are a contractual congation 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 con-tacting 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 pur-becore whother or not purchaser is a Maryland First Time Home Buyer Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 arreament reinstated or paid off the loan prior to the 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 326795-1)

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

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

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

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

# 2309 OLSON ST., UNIT # 203 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 14, 2004 and recorded in Liber 20019, Folio 259 among the Land Records of Prince George's County, MD, with an original principal balance of \$60,450.00, 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 located on Main St.), on

### MARCH 19, 2019 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 de-scribed as Unit numbered 2309-203-C of a plan of condominium entitled 'Marlow-Olson Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 325282-2)

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

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

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

133310 (2-28.3-7.3-14)

(301) 961-6555

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

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

### 3003 ANGEL PL. **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated November 2, 2007 and recorded in Liber 29134, Folio 696 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,000.00, 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 19, 2019 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 de-posit 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 pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 167485-1)

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

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

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

(3-14.3-21.3-28)133309

Plaintiff

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire

Prince George's County, Maryland

Heir, devisees, personal representa-

tives, and executors, administrators,

grantees, assigns or successors in

right, title, or interest and any and

all persons having or claiming to

have any interest in the property

and premises situate, described as:

Prince George's County, described

as follows: Tax Account No 0067678;

10,590.0000 SQ.FT. & IMPS

BELTSVILLE LOT 1 BLK 21; ASSMT

\$235,000 LIB 31300 FL 027; AS-

SESSED TO SERNA LUZ M &

OSCAR JR MAGADAN; KNOWN AS 4916 POWDER MILL RD

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 18-44984

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

redemption in the following prop-

erty situate, lying and being in Prince George's County, Maryland,

old by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in

Prince George's County, described

as follows: Tax Account No 0067678;

10,590.0000 SQ.FT. & IMPS

BELTSVILLE LOT 1 BLK 21; ASSMT

\$235,000 LIB 31300 FL 027; AS-

SESSED TO SERNA LUZ M &

OSCAR JR MAGADAN; KNOWN

AS 4916 POWDER MILL RD

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid. It is thereupon this 19th day of Feb

ruary, 2019, 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

three (3) successive weeks, on or be-fore the 15th day of March, 2019,

warning all persons interested in the

property to appear in this Court by the 23rd day of April, 2019, and re-

deem the property herein described and answer the complaint or there-

after a final judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

County, Maryland, once a week for

BELTSVILLLE MD 20705.

this proceeding:

Defendants

BELTSVILLLE MD 20705.

2806 Reynolda Rd., #208

Winston-Salem, NC 27106

FNA DZ, LLC

AND

LEGALS

### LEGALS

### **ORDER OF PUBLICATION**

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

MATTHEW STEPHENSON Prince George's County, Maryland

VS.

### AND

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

Prince George's County, described as follows: Tax Account No 2114023, HEIGHTS LOTS 7.8.9.10; 9,900.0000 SQ.FT. & IMPS. NORTH FAIR-MONT HEI BLK F; ASSMT \$148,100 LIB 39786 FL 252; ASSESSED TO MATTHEW; STEPHENSON KNOWN AS 5907 K ST CAPITOL HEIGHTS MD 20743.

### Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 18-44978

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

Prince George's County, described as follows: Tax Account No 2114023. HEIGHTS LOTS 7.8.9.10: 9,900.0000 SQ.FT. & IMPS. NORTH FAIR-MONT HEI BLK F; ASSMT \$148,100 LIB 39786 FL 252; ASSESSED TO STEPHENSON MATTHEW: KNOWN AS 5907 K ST CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk 133325 (2-28,3-7,3-14)

### **ORDER OF PUBLICATION**

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Revnolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

JOVONNI R SPINNER Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1520576, BLDG 8 UNIT 8- 303; 2,430.0000 SQ.FT. & IMPS. THE VISTAS AT LAKE; ASSMT \$96,000 LIB 40112 FL 134 UNIT 303; ASSESSED TO SPIN-NER JOVANNI R.; KNOWN AS 10421 BEACON RIDGE DR BOWIE MD 20721.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44979

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

Prince George's County, described as follows: Tax Account No 1520576, BLDG 8 UNIT 8- 303; 2,430.0000 SO.FT. & IMPS. THE VISTAS AT LAKE: ASSMT \$96,000 LIB 40112 FL 134 UNIT 303; ASSESSED TO SPIN-NER JOVANNI R.; KNOWN AS 10421 BEACON RIDGE DR BOWIE MD 20721.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 19th day of February, 2019, 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) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

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

True Copy-Test: Mahasin Él Amin, Clerk 133326 (2-28, 3-7, 3-14)

### ORDER OF PUBLICATION

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

BRENDA C SUGGS CALVIN SUGGS Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 0439869, UNIT 7229; AND IMPS. FOREST SPRING COND; ASSMT \$100.000 LIB 06460 FL 778 UNIT 7229; AS-SESSED TO SUGGS BRENDAZ C & CALVIN: KNOWN AS 7229 CROSS ST DISTRICT HEIGHTS MD 20747. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44980

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

Prince George's County, described as follows: Tax Account No 0439869, UNIT 7229; AND IMPS. FOREST SPRING COND; ASSMT \$100,000 LIB 06460 FL 778 UNIT 7229; AS-SESSED TO SUGGS BRENDAZ C & CALVIN; KNOWN AS 7229 CROSS ST DISTRICT HEIGHTS MD 20747.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, 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) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy-Test: Mahasin El Amin, Clerk

<u>133</u>327 (2-28,3-7,3-14)

### ORDER OF PUBLICATION

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

ROMEY COLLECTIVES LLC LUZ M SERNA OSCAR J MAGADAN Prince George's County, Maryland

### AND

LEGALS

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

Prince George's County, described as follows: Tax Account No 0526988, 7210-UNIT D-3; 1,623.0000 SQ. FT. & IMPS. HOLLY HILL CONDO-; ASSMT \$36,000 LIB 00000 FL 000 UNIT 7210 D; ASSESSED TO ROMEY COLLECTIVES LLC; KNOWN AS 7210 DONNELL PL DISTRICT HEIGHT MD 20747.

# In the Circuit Court for

## CAE 18-44981

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

DISTRICT HEIGHT MD 20747.

It is thereupon this 19th day of Feb-ruary, 2019, 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 warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

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

### True Copy-Test: Mahasin El Amin, Clerk 133328 (2-28,3-7,3-14)

### True Copy-Test: Mahasin Él Amin, Clerk (2-28, 3-7, 3-14)133329

**ORDER OF PUBLICATION** 

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

JOSEPH L THOMAS **LILLIAN B THOMAS** Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 0635268, 9,600.0000 SQ.FT. & IMPS. PARK-LAND LOT 29; ASSMT \$187,200 LIB 03897 FL 838; ASSESSED TO THOMAS LILLIAN B.; KNOWN AS 5911 ADDISON AVE DISTRICT HEIGHTS MD 20747.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44974

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

Prince George's County, described as follows: Tax Account No 0635268, 9,600.0000 SQ.FT. & IMPS. PARK-LAND LOT 29; ASSMT \$187,200 LIB 03897 FL 838; ASSESSED TO THOMAS LILLIAN B.; KNOWN AS 5911 ADDISON AVE DISTRICT HEIGHTS MD 20747.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, 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) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

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

True Copy-Test: Mahasin Él Amin, Clerk 133332 (2-28,3-7,3-14)

Defendants Prince George's County, Maryland Civil Division

Prince George's County, described as follows: Tax Account No 0526988, 7210-UNIT D-3; 1,623.0000 SQ. FT. & IMPS. HOLLY HILL CONDO-; ASSMT \$36,000 LIB 00000 FL 000 UNIT 7210 D; ASSESSED TO ROMEY COLLECTIVES LLC; KNOWN AS 7210 DONNELL PL

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. three (3) successive weeks, on or be-fore the 15th day of March, 2019,

### LEGALS

### LEGALS

### LEGALS

### NOTICE

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

### Substitute Trustees, Plaintiffs

vs. JOSEPH J. DAVIS, III 7659 East Arbory Court Unit 274 Laurel, MD 20707

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-30655

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7659 East Arbory Court, Unit 274, Laurel, MD 20707, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$143,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133368 (2-28,3-7,3-14)

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

Rockville, MD 20852

Plaintiffs vs. JERRI R. BAILEY KANE L. BAILEY 9814 Royal Commerce Place Upper Marlboro, MD 20774

Substitute Trustees

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-34088

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9814 Royal Commerce Place, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks

before the 19th day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$211,000.00.

Prince George's County, Maryland

<u>1333</u>69 (2-28,3-7,3-14)

### NOTICE

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

VS. YVONNE FENNER 14610 Stratfield Circle Laurel, MD 20707

### Defendant(s)

Plaintiffs

Substitute Trustees,

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14756

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14610 Stratfield Circle, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019. The report states the purchase

price at the Foreclosure sale to be \$350,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk <u>1333</u>70 (2-28,<u>3-7,3-14)</u>

### NOTICE

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

### vs. JAIRO A. JACOME RUDY JACOME SILVIA A. JACOME-NAJERA 1825 Keokee Street Hyattsville, MD 20783

Defendant(s)

Plaintiffs

VS.

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-35937

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 1825 Keokee Street, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 19th day of March 2019 fore the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$101,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133371 (2-28, 3-7, 3-14)

### NOTICE Carrie M. Ward, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees Plaintiffs

LARRY HAYNES 2513 Lime Street Temple Hills, MD 20748

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-35921

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 2513 Lime Street, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$170,000.00.

### MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 133372 (2-28,3-7,3-14)

### NOTICE

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

> Substitute Trustees, Plaintiffs

vs.

ADJA NDATA DAVIS AKA ADJA DAVIS LARRY JAMES DAVIS 6823 Sand Cherry Way Clinton, MD 20735

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25569

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 6823 Sand Cherry Way, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-EIDMED with a sense to the same FIRMED, unless cause to the con-trary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March. 2019.

The report states the purchase price at the Foreclosure sale to be \$380,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133373 (2-28,3-7,3-14)

The Prince George's Post Fax (301) 627-6260 Call (301) 627-0900

Serving Prince George's County Since 1932

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

### **ORDER OF PUBLICATION**

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

HERMES A YANES FRANCISCA D MONTIEL CITY LENDING INC THE AMERICAS TITLE GROUP, LLC, TRUSTEE Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 0618256, LOTS 23.24; 4,000.0000 SQ.FT. & IMPS. BRADBURY HEIGHTS BLK 48; ASSMT \$192,200 LIB 39673 FL 036; ASSESSED TO YANES HER-MES A ETAL; KNOWN AS 4203 SHELL ST CAPITOL HEIGHTS MD 20743.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44249

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

Prince George's County, described as follows: Tax Account No 0618256, LOTS 23.24; 4,000.0000 SQ.FT. & IMPS. BRADBURY HEIGHTS BLK 48; ASSMT \$192,200 LIB 39673 FL 036; ASSESSED TO YANES HER-MES A ETAL; KNOWN AS 4203 SHELL ST CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

County, Maryland, once a week for three (3) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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

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

True Copy—Test: Mahasin El Amin, Clerk (2-28,3-7,3-14) 133343

### ORDER OF PUBLICATION

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

### vs. WILLIAM D TROUT

JAMES W TROUT Prince George's County, Maryland

AND

20740.

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

Prince George's County, described as follows: Tax Account No 2422871, CONDOMINIUM UN IT 6012 T-2; 2,445.0000 SQ.FT. & IMPS. WESTCHESTER PARK; ASSMT \$86,000 LIB 10042 FL 015 UNIT 6012 ASSESSED TO TROUT WILLIAM D & JAMES W.; KNOWN AS 6012 WESTCHESTER PARK DR COLLEGE PARK MD

### Defendants

vs.

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

### CAE 18-44973

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

Prince George's County, described as follows: Tax Account No 2422871, CONDOMINIUM UN IT 6012 T-2; 2,445,0000 SQ.FT. & IMPS. WESTCHESTER PARK; ASSMT \$86,000 LIB 10042 FL 015 UNIT 6012 ASSESSED TO TROUT T: -WILLIAM D & JAMES W.; KNOWN AS 6012 WESTCHESTER PARK DR COLLEGE PARK MD 20740.

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

### LEGALS

as follows: Tax Account No 1420249, 8TH SUPPLEMENT ARY PLAT UNIT 3 UN IT 301-11B; 1,476.0000 SQ.FT. & IMPS TREETOP CONDO; ASSMT \$60,000 LIB 33959 FL 476 UNIT 301-11; ASSESSED TO UG-WUANYI BONIFACE U.; KNOWN AS 10125 PRINCE PL UPPER MARLBORO MD 20774

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, by the Circuit Court for ruary, 2019, 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) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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

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

True Copy—Test: Mahasin El Amin, Clerk (2-28,3-7,3-14) 133336

### NOTICE

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

> Substitute Trustees Plaintiffs

JACQUELINE D. DICKERSON TIMOTHTY W. DICKERSON 6921 Greenboro Lane Fort Washington, MD 20744-1511

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25684

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceedings and described as 6921 Greenboro Lane, Fort Washington, MD 20744-1511, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$243,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk (2-28,3-7,3-14) 133379

### BALTIMORE

LOT#9041, 2003 BMW 750I VIN# WBAGL63473DP64316 PASSPORT BMW 4730 AUTH PL SUITLAND

LOT#9075, 2002 TOYOTA TUNDRA VIN# 5TBBT44102S311771 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#9076, 2010 LINCOLN MKS VIN# 1LNHL9FT7AG603564 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#9077, 2004 FORD EXPLORER VIN# 1FMZU73K14UA50496 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#9078, 2014 FORD FUSION VIN# 3FA6P0HD2ER167972 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

TERMS OF SALE: CASH PUBLIC SALE

to post a Minimum Bid

Lothian, MD 20711 410-867-9079

<u>133449</u>

### NOTICE

Carrie M. Ward, et al.

MD 20706

6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees

VS. CHRISTOPHER TUCKER 2961 Hobblebush Court

Landover A/R/T/A Glenarden,

Defendant(s)

Plaintiffs

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Marvland, that the sale of the prop erty mentioned in these proceedings and described as 2961 Hobblebush Court, Landover A/R/T/A Glenarden, 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 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$177,700.00.

### LEGALS

fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and re-deem the property herein described 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.

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

True Copy—Test: Mahasin El Amin, Clerk

133334 (2-28,3-7,3-14)

### ORDER OF PUBLICATION

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

NELL J WALKER BANK OF AMERICA, NA PRLAP, INC, TRUSTEE Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 2107431, LOTS 25.26.27; 6,380.0000 SO.FT. & IMPS. CARMODY HILLS BLK W: ASSMT \$201,100 LIB 05154 FL 162; ASSESSED TO WALKER NELL J .; KNOWN AS 6719 VALLEY PARK RD CAPITOL HEIGHTS MD 20743. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44970

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

Prince George's County, described as follows: Tax Account No 2107431, LOTS 25.26.27; 6,380.0000 SQ.FT. & IMPS. CARMODY HILLS BLK W; ASSMT \$201,100 LIB 05154 FL 162; ASSESSED TO WALKER NELL J.; KNOWN AS 6719 VALLEY PARK RD CAPITOL HEIGHTS MD 20743

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, by the Circuit Ćourt foi 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 Maryland, once a week f three (3) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks on or bethree (3) successive weeks, on or before the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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.

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

True Copy—Test: Mahasin El Amin, Clerk 133333 (2-28, 3-7, 3-14)

### NOTICE

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

> Substitute Trustees, Plaintiffs

MICHAEL WOODSON SHEILLA WOODSON 647 Mount Lubentia Court Upper Marlboro, MD 20774

vs.

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37059

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 647 Mount Lubentia Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some news-paper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$199,900.00.

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

True Copy—Test: Mahasin Él Amin, Clerk 133381 (2-28, 3-7, 3-14)

### NOTICE

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

> Substitute Trustees, Plaintiffs

MILTON HILL SHIRLEY HILL Mount Rainier, MD 20712

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37127

610 Bayard Road (3-7,3-14)

The Auctioneer reserves the right Freestate Lien & Recovery, Inc.

True Copy—Test: Mahasin El Amin, Clerk 133331 (2-28,3-7,3-14)

### **ORDER OF PUBLICATION**

RE ASSET EV SP LLC /o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

TERKEISHA WILLIAMS Prince George's County, Maryland

VS.

### AND

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

Prince George's County, described as follows: Tax Account No 1334309, BLDG 11 UNIT 3 04 T-DT S/B 06/17/04 L19721 F185; 2,336.0000 SQ.FT. & IMPS. HUNTCREST CONDOMIN; ASSMT \$36,667 LIB 32861 FL 332 UNIT 11 304; AS-SESSED TO WILLIAMS TERKEISHA.; KNOWN AS UNIT 304 3134 BRINKLEY RD TEMPLE HILLS MD 20748.

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44240

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

Prince George's County, described as follows: Tax Account No 1334309, BLDG 11 UNIT 3 04 T-DT S/B 06/17/04 L19721 F185: 2.336.0000 SO.FT. & IMPS. HUNTCREST CONDOMIN; ASSMT \$36,667 LIB 32861 FL 332 UNIT 11 304; AS-WILLIAMS SESSED TO TERKEISHA.; KNOWN AS UNIT 304 3134 BRINKLEY RD TEMPLE HILLS MD 20748.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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

for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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 (2) supposition works, on or bethree (3) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and close of all oncumbrances. and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 133338 (2-28, 3-7, 3-14)

### ORDER OF PUBLICATION

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

### BONIFACE UCHE UGWUANYI SONIA ONYINYE UGWUANYI MATHIAS U EZENWAIIAKU Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1420249. 8TH SUPPLEMENT ARY PLAT UNIT 3 UN IT 301-11B; 1,476.0000 SQ.FT. & IMPS TREETOP CONDO; ASSMT \$60,000 LIB 33959 FL 476 UNIT 301-11; ASSESSED TO UG-WUANYI BONIFACE U.; KNOWN AS 10125 PRINCE PL UPPER MARLBORO MD 20774.

### Defendants

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

### CAE 18-44971

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

Prince George's County, described

### MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/22/2019. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#8980, 2012 VOLKSWAGON PASSAT VIN# 1VWBP7A35CC093670 MARLBORO AUTO BODY INC 15229 MARLBORO PIKE UPPER MARLBORO

LOT#9007, 2005 HONDA VT750C VIN# IH2RC50075M103418 KINGS PARK MINI STORAGE 3622 OLD SILVER HILL RD SUITLAND

LOT#9008, 2001 CHRYSLER TOWN & COUNTRY VIN# 2C8GP64L11R149704 KINGS PARK MINI STORAGE 3622 OLD SILVER HILL RD SUITLAND

LOT#9016, 2007 LEXUS ES350 VIN# JTHBJ46G572154640 ADVANCE AUTO GLASS 4911 MARLBORO PIKE CAPITOL HEIGHTS

LOT#9029, 2005 LEXUS ES330 VIN# JTHBA30G555078710 FESKOLA DISCOUNT AUTO RE-PAIRS 19 WALDEN WILLOW CT BALTIMORE

LOT#9034, 2002 KIA OPTIMA VIN# KNAGD128925127103 KINGS PARK MINI STORAGE 3622 OLD SILVER HILL RD SUITLAND

LOT#9036, 2007 HONDA RIDGE-LINE VIN# 2HJYK16517H507271

CARRILLOS AUTO BODY 7408 WESTMORE RD #Z ROCKVILLE

LOT#9037, 2012 HONDA ACCORD VIN# 1HGCP2F33CA215233 CERTIFIED COLLISION CENTER 6230 HOLABIRD AVE

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

True Copy—Test: Mahasin El Amin, Clerk 133380 (2-28,3-7,3-14)

### ORDER OF PUBLICATION

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

LINDA MARIE DELIA WELL-STEIN ARVEST CENTRAL MORTGAGE CO

# Prince George's County, Maryland

AND Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and

all persons having or claiming to have any interest in the property and premises situate, described as: Prince George's County, described as follows: Tax Account No 0799635, 1.956.0000 SQ.FT. & IMPS. GRAY-STONE OF BOWIE LOT 28: ASSMT

\$234,633 LIB 07463 FL 200 AND AS-SESSED TO WELLSTEIN LINDA M D: KNOWN AS 816 PLEASANT HILL LN BOWIE 20716.

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

# CAE 18-44969

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

Prince George's County, described as follows: Tax Account No 0799635, 1,956.0000 SQ.FT. & IMPS. GRAY-STONE OF BOWIE LOT 28; ASSMT \$234,633 LIB 07463 FL 200 AND AS-SESSED TO WELLSTEIN LINDA M D; KNOWN AS 816 PLEASANT HILL LN BOWIE 20716.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or be

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

True Copy—Test: Mahasin El Amin, Clerk 133335 (2-28,3-7,3-14)

### **ORDER OF PUBLICATION**

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

Plaintiff vs. PETER D ANTONOPLOS

GEORGIA WERNER Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2019206 4,996.0000 SQ.FT. & IMPS. CHAPEL OAKS LOT 36 BLK K; ASSMT \$165,000 LIB 00000 FL 000: AS SESSED TO WERNER GEORGIA ETAL.: KNOWN AS 5350 SHERIFF RD CAPITOL HEIGHTS 20743. Defendants

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

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

Prince George's County, described as follows: Tax Account No 2019206, 4,996.0000 SQ.FT. & IMPS. CHAPEI OAKS LOT 36 BLK K; ASSMT \$165,000 LIB 00000 FL 000; AS-SESSED TO WERNER GEORGIA ETAL.; KNOWN AS 5350 SHERIFF RD CAPITOL HEIGHTS 20743.

The Complaint states, among other

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-00919

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4526 32nd Street, Mount Rainier, MD 20712, 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, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$290,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133382 (2-28,3-7,3-14)

### NOTICE

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

> Substitute Trustees, Plaintiffs

**REGINA SMITH** 6922 Diamond Court District Heights, MD 20747

vs.

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-21832

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6922 Diamond Court, District Heights, MD 20747, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$166,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133383 (2-28,3-7,3-14)

CAE 18-44968

# Defendants

for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or be-fore the 15th day of March, 2019,

warning all persons interested in the

the 23rd day of April, 2019, and re-deem the property herein described and answer the complaint or there-after a final judgment will be entered foreclosing all rights of redemption in the property and vecting in the

in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN

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

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

RAMONA G. RICHARDS ROLAND RUSSELL RICHARDS

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-32356

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County,

Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 7701 Surratts Road, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 19th day of March 2019, pro-

the 19th day of March, 2019, pro-

vided a copy of this NOTICE be in-

serted in some newspaper printed in said County, once in each of three

successive weeks before the 19th day of March, 2019.

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

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

133366

(2-28,3-7,3-14)

Substitute Trustees

Plaintiffs

Defendant(s)

True Copy—Test: Mahasin El Amin, Clerk

Carrie M. Ward, et al.

7701 Surratts Road

Clinton, MD 20735

encumbrances.

133344

VS.

### **LEGALS**

three (3) successive weeks, on or be-

fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and re-

deem the property herein described and answer the complaint or there-

after a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-36006

6003 Executive Blvd., Suite 101 Rockville, MD 20852

(2-28, 3-7, 3-14)

Substitute Trustees,

Plaintiffs

Defendant(s)

True Copy—Test: Mahasin El Amin, Clerk

Carrie M. Ward, et al.

JULIA ANNE ROGERS

Brentwood, MD 20722

4322 Monroe Street

encumbrances

133337

VS.

### NOTICE

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

Substitute Trustees, Plaintiffs

EDITH A. CALLAWAY 2315 White Owl Way Suitland, MD 20746

vs.

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-30636

Notice is hereby given this 22nd day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 2315 White Owl Way, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 22nd day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$242,000.00.

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

True Copy-Test: Mahasin Él Amin, Clerk 133384 (2-28,3-7,3-14)

### NOTICE

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

> Substitute Trustees, Plaintiffs

vs.

DORIS MCCANN MARY L. PROCTOR 2910 Tucker Road Fort Washington, MD 20744

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-39117

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 2910 Tucker Road, 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 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$43,000.00.

LEGALS

### ORDER OF PUBLICATION

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

VS.

VYAN SMITH Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1418730, 3RD SUPPLEMENT ARY PLAT UNIT 304-1B; 1,432.0000 SQ.FT. & IMPS. TREETOP CONDO; ASSMT \$54,000 LIB 35658 FL 312 UNIT 304-1B; ASSESSED TO SMITH YVAN.; KNOWN AS 10124 CAMPUS WAY UPPER MARLBORO MD 20774.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44975

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

Prince George's County, described UNIT 304-1B; 1,432.0000 SQ.FT. &

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk 133339 (2-28,3-7,3-14)

### Defendants In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44239

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

Prince George's County, described as follows: Tax Account No 3794799, UNIT 2: 1.848.0000 SO.FT. & IMPS. THE MARKHAM VIEW C; ASSMT \$48,000 LIB 34032 FL 478 UNIT 2; ASSESSED TO WILLIAMS TERKEISHA.; KNOWN AS 7410 GOODLAND DR LANDOVER MD 20785 CONDO UNIT: 2.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, 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) successive weeks, on or be-fore the 15th day of March 2019 fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and redeem the property herein described 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

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

True Copy-Test: Mahasin El Amin, Clerk 133342 (2-28,3-7,3-14)

### NOTICE

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

vs.

LISA P. WILLIAMS 1935 Addison Road South District Heights, MD 20747

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-24968

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 1935 Addison Road South, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$219,000.00.

### LEGALS

vs.

### NOTICE

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

> Substitute Trustees, Plaintiffs

WALTER THOMPSON 2912 Kidder Road Clinton, MD 20735

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-30656

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2912 Kidder Road, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th

day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$296.000.00.

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

True Copy—Test: Mahasin El Amin, Clerk (2-28,3-7,3-14) 133378



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

(2-28,3-7,3-14)

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

MOODVARE

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4322 Monroe Street, Brentwood, MD 20722, made

as follows: Tax Account No 1418730, 3RD SUPPLEMENT ARY PLAT IMPS. TREETOP CONDO; ASSMT \$54,000 LIB 35658 FL 312 UNIT 304-1B; ASSESSED TO SMITH YVAN.; KNOWN AS 10124 CAMPUS WAY UPPER MARLBORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of Feb-ruary, 2019, by the Circuit Court for 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) successive weeks, on or be-fore the 15th day of March, 2019, warning all persons interested in the property to appear in this Court by the 23rd day of April, 2019, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

Prince George's County, Maryland

# and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th The report states the purchase price at the Foreclosure sale to be \$244,000.00.

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

True Copy-Test: Mahasin El Amin, Clerk (2-28,3-7,3-14) 133365

day of March, 2019.

**LEGALS** 

### ORDER OF PUBLICATION

RE ASSET EV SP LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Plaintiff

vs. ERIC WOOD SR

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

True Copy—Tes	it:
Mahasin El Ami	in, Clerk
133364	(2-28.3-7.3-14)

### **ORDER OF PUBLICATION**

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

vs.

CYNTHIA TURNER Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 1419993, 7TH SUPPLEMENT ART PLAT UNIT 204-10B; 1,205.0000 SQ. FT. & IMPS. TREETOP CONDO; ASSMT \$60,000 LIB 37530 FL 110 UNIT 204-10; ASSESSED TO TURNER CYN-THIA; KNOWN AS 10121 PRINCE PL UPPER MARLBORO MD 20774. Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44972

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

Prince George's County, described as follows: Tax Account No 1419993, 7TH SUPPLEMENT ART PLAT UNIT 204-10B; 1,205.0000 SO. FT. & IMPS. TREETOP CONDO: ASSMT \$60,000 LIB 37530 FL 110 UNIT 204-10: ASSESSED TO TURNER CYN-THIA: KNOWN AS 10121 PRINCE PL UPPER MARLBORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of February, 2019, 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

US BANK TRUST NATIONAL AS-SOCIATION TRUSTEE Prince George's County, Maryland

Heir, devisees, personal representa-

tives, and executors, administrators,

grantees, assigns or successors in

right, title, or interest and any and

all persons having or claiming to

have any interest in the property

and premises situate, described as:

Prince George's County, described

as follows: Tax Account No 1314954,

BLDG 2 UNIT 67 50 B-1; 2,001.0000

SQ.FT. & IMPS. WILSON BRIDGE; ASSMT \$44,333 LIB 29249 FL 317

UNIT 6750 B; ASSESSED TO

WOOD ERIC SR.; KNOWN AS 551

WILSON BRIDGE DR OXON HILL

In the Circuit Court for

Prince George's County, Maryland

Civil Division

CAE 18-44238

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

redemption in the following prop-

erty situate, lying and being in Prince George's County, Maryland,

sold by the Collector of Taxes for

Prince George's County and the State of Maryland to the Plaintiff in

Prince George's County, described

as follows: Tax Account No 1314954,

BLDG 2 UNIT 67 50 B-1: 2.001.0000

SO.FT. & IMPS. WILSON BRIDGE;

ASSMT \$44,333 LIB 29249 FL 317

UNIT 6750 B; ASSESSED TO WOOD ERIC SR.; KNOWN AS 551

WILSON BRIDGE DR OXON HILL

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 19th day of Feb-

ruary, 2019, 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) successive weeks, on or be-

fore the 15th day of March, 2019,

warning all persons interested in the

property to appear in this Court by the 23rd day of April, 2019, and re-

deem the property herein described and answer the complaint or there-

after a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(2-28, 3-7, 3-14)

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

133341

Defendants

MD 20745 UN 67.

this proceeding:

MD 20745 UN 67.

AND

### NOTICE

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

> Substitute Trustees, Plaintiffs

ARMPIE CARPENTER, JR. 6100 Westchester Park Drive Unit 1405 College Park, MD 20740

vs.

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32347

Notice is hereby given this 19th day of February, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6100 Westchester Park Drive, Unit 1405, College Park, MD 20740, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of March, 2019. The report states the purchase price at the Foreclosure sale to be \$112,500.00.

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

True Copy—Test: Mahasin El Amin, Clerk 133367 (2-28,3-7,3-14)

### ORDER OF PUBLICATION

RE ASSET EV SP LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

TERKEISHA WILLIAMS Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 3794799, UNIT 2; 1,848.0000 SQ.FT. & IMPS. THE MARKHAM VIEW C; ASSMT \$48,000 LIB 34032 FL 478 UNIT 2; ASSESSED TO WILLIAMS TERKEISHA.; KNOWN AS 7410 GOODLAND DR LANDOVER MD 20785 CONDO UNIT: 2.

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

True Copy—Test: Mahasin El Amin, Clerk <u>133377</u> (2-28,3-7,3-14)

### **ORDER OF PUBLICATION**

RE ASSET EV SP LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

JOHN H WEISSE

Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1315878, BLDG 6 UNIT 67 16 C-1 DEATH CERT REC 6/18/04; 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE; ASSMT \$54,000 LIB 19754 FL 242 UNIT 6716 C ASSESSED TO WEISSE JOHN H.; KNOWN AS APT C1 517 WILSON BRIDGE DR OXON HILL MD 20745.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 18-44241

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

Prince George's County, described as follows: Tax Account No 1315878, BLDG 6 UNIT 67 16 C-1 DEATH CERT REC 6/18/04; 2,001.0000 SO.FT. & IMPS. WILSON BRIDGE: ASSMT \$54,000 LIB 19754 FL 242 UNIT 6716 C ASSESSED TO WEISSE JOHN H.; KNOWN AS APT C1 517 WILSON BRIDGE DR OXON HILL MD 20745

The Complaint states, among other things, that the amounts necessary

133452

### UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Michael C. Pratt and Paulette A. Walker, dated March 4, 2008 and recorded in Liber 29504, Folio 336 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 3.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 2, 2019 AT 11:00 AM.

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

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 \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing 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, determina-tion 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

> > (3-14, 3-21, 3-28)

# VS.

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 15610 GOVERNORS PARK LANE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Jason B. Smith and Nickita S. Smith, dated February 27, 2015 and recorded in Liber 36818, Folio 601 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$538,477.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 19, 2019 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 \$\$4,000.00 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

LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5534 KAREN ELAINE DRIVE, UNIT 1734 NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Otoobong Udoka, dated March 15, 2007 and recorded in Liber 27449, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$92,000.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 19, 2019 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 \$7,700.00 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing 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

(2-28,3-7,3-14)

<u>133296</u>

133295

(2-28, 3-7, 3-14)

### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 9012 PINEHURST DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Aaron Lomax and Vickie R. Lomax, dated July 12, 2012 and recorded in Liber 34229, Folio 505 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,170.00, 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 19, 2019 AT 11:00 AM.

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

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

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

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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

(2-28.3-7.3-14)

<u>133294</u>

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### IMPROVED REAL ESTATE

### 14203 ADKINS ROAD LAUREL, MARYLAND 20708

By virtue of the power and authority contained in a Deed of Trust from Emily Pullen, dated January 24, 2007, and recorded in Liber 27246 at folio 498 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 19, 2019

### 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser taxes. Purchaser shall he responsible for the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for othe date of sale. Purchaser shall be responsible for bead and on of the substitute Trustees are unable to convey good and market

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

133290

(2-28,3-7,3-14)

133291

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### IMPROVED REAL ESTATE

### 7809 DELLWOOD AVENUE GLENARDEN, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Abdul Rahman Conteh, dated July 24, 2017, and recorded in Liber 40026 at folio 44 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 19, 2019

### 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be 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 have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees.

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

(2-28, 3-7, 3-14)

133402

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

## SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

### 6017 WOODLAND LANE CLINTON, MARYLAND 20735-1543

By virtue of the power and authority contained in a Deed of Trust from George N. Joseph and Estate of Judith A. Joseph, dated October 24, 2014, and recorded in Liber 36465 at folio 541 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

### MARCH 26, 2019

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

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

(3-7, 3-14, 3-21)

The Prince George's Post

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### AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** Improved by premises known as 903 59th Avenue, Capitol Heights, MD 20743

By virtue of the power and authority contained in a Deed of Trust from DENISE L. H. DÁVIS, dated April 30, 1991 and recorded in Liber 7937 at Folio 568 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

### FRIDAY, MARCH 15, 2019 AT 1:05 P.M.

all that property described in said Deed of Trust as follows:

LOTS NUMBERED FORTY-FOUR(44) and FORTY -FIVE (45), IN BLOCK LETTERED "F", IN THE SUBDIVISION KNOWN AS "NORTH FAIRMOUNT HEIGHTS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK BDS 1 AT PLAT NO. 91, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

TAX ID NO.: 18-16913-17-005

### Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$8,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772

133285

### LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

# 7329 SHEILA LANE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Do-lores L. Parran, dated August 30, 2007 and recorded in Liber 28606, Folio 58 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$257,950.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 26, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any result of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy 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 (3-7, 3-14, 3-21)

### LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

# 7907 JORDAN PARK BOULEVARD FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust from Gre-gory Green, Sr., dated October 1, 2001 and recorded in Liber 15113, Folio 174 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$87,472.00, and an original interest rate of 7.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St. Unpar Marthoro. MD 20722 [front of Main St. ontrance to Duval 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 26, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy 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

(3-7.3-14.3-21)

Phone#: 301-627-1002 Auctioneer's Number # A00116

(2-28,3-7,3-14)

<u>1333</u>94

# THE PRINCE GEORGE'S POST

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133395

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Fax 301-627-6260

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.

1108 STRAUSBERG STREET ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Robert A. Sampson, dated June 10, 2011, and recorded in Liber 32759 at folio 180 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 26, 2019

### 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 dis-cretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the purchaser, from 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 # 14-603440)

### 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

133457 (3-7.3-14.3-21)

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

McCabe, Weisberg & Conway, LLC

LEGALS

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

# 6708 EL PASO STREET HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from LaTonya M. Ford, dated August 12, 2009, and recorded in Liber 30892 at folio 014 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

### APRIL 2, 2019 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 \$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 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners 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 escrow, if required. Cost of all documentary stamps, transfer takes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-600411</u>)

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

133458 (3-14, 3-21, 3-28)

LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

# 8405 HARDWICK COURT UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Teresa Graves and Antoine Robinson, dated September 1, 2006, and recorded in Liber 26201 at folio 052 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

### **APRIL 2, 2019**

### 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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be a batternet of interest due from the purchaser in the overt settle. 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 escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-616214</u>)

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

(3-14,3-21,3-28)

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

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

# 4607 GLADYS CT. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 15. 2006 and recorded in Liber 25421, Folio 432 among the Land Records of Prince George's County, MD, with an original principal balance of \$336,000.00, 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 located on Main St.). on

### MARCH 19, 2019 AT 11:19 AM

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

The property, and any improvements thereon, will be sold in an "as is" con-dition and subject to conditions, restrictions and agreements of record af-fecting 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 purhaser. Any deferred water and sewer charges that purports to cover or deray 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 con-tacting the lienholder. All costs of dood progration including but not limited tacting 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. Pur-chaser 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 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 319177-1)

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

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

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

<u>133312</u>

(2-28,3-7,3-14) <u>133313</u>

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

### 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

### 8611 RIDGEVALE AVE. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 27, 2006 and recorded in Liber 27305, Folio 212 among the Land Records of Prince George's County, MD, with an original principal balance of \$500,000.00, 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 are Main St.) or located on Main St.), on

### MARCH 19, 2019 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$63,000 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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of rathfication, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the denocit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 87575-1)

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

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

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

(2-28, 3-7, 3-14)

### 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

### 7200 KATIE LAUREL CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 2, 2007 and recorded in Liber 28557, Folio 261 among the Land Records of Prince George's County, MD, with an original principal balance of \$368,231.00, 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 located on Main St.), on

### MARCH 19, 2019 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. 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 con-tacting the lightland and lightland the dood reorgation including but not limited tacting 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. Pur-chaser 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 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 329684-1)

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

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

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

133316

(2-28,3-7,3-14)

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

**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

# 3315 HUNTLEY SQUARE DR., UNIT # C-1 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated October 221,2006 and recorded in Liber 26666, Folio 398 among the Land Records of Prince George's County, MD, with an original principal balance of \$221,250.00, 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 located on Main St.), on

### MARCH 19, 2019 AT 11:21 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as Unit numbered and lettered 3315 C-1 in the subdivision known as "Plat and Plan of Condominium Subdivision - Huntley Square Condo-minium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and orch owner of this property, and is not a fee or 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 327120-1)

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

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

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

133314

(301) 961-6555

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

### 708 GREEN WILLOW PL. LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated May 22, 2007 and recorded in Liber 27966, Folio 683 among the Land Records of Prince George's County, MD, with an original principal balance of \$198,000.00, 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 located on Main St.), on

### MARCH 19, 2019 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332117-1)

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

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

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

(2-28.3-7.3-14) 133317

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

### 14611 LONDON LA. **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated December 1, 2005 and recorded in Liber 32638, Folio 160 among the Land Records of Prince George's County, MD, with an original principal balance of \$301,500.00, 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 located on Main St.), on

### MARCH 19, 2019 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and area 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-reade acculting form acid needs over if such surplus productions. ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 334585-1)

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

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

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

(2-28, 3-7, 3-14)

(2-28, 3-7, 3-14)133315

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

# 349 POSSUM CT. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 16, 2017 and recorded in Liber 40369, Folio 37 among the Land Records of Prince George's County, MD, with an original principal balance of \$191,468.00, 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 26, 2019 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 assured by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 332611-1)

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

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

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

LEGALS

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

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

# 129 69TH ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 27, 2007 and recorded in Liber 28496, Folio 616 among the Land Records of Prince George's County, MD, with an original principal balance of \$297,500.00, 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

### APRIL 2, 2019 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 improveeither marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 331407-1)

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

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

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

(3-7,3-14,3-21) 133472

### (3-14,3-21,3-28) <u>133473</u>

LEGALS

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

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

# 10214 GLEN WAY FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 22, 2011 and recorded in Liber 33268, Folio 187 among the Land Records of Prince George's County, MD, with an original principal balance of \$322,609.00, 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 located on Main St.), on

### APRIL 2, 2019 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-good resolution for the surplus provide surplus results for minimum. ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 333676-1)

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

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

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

(3-14,3-21,3-28)

133409

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(301) 961-6555

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

# 2522 SENATOR AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated October 4, 2007 and recorded in Liber 28954, Folio 189 among the Land Records of Prince George's County, MD, with an original principal balance of \$274,811.00, 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 located on Main St.), on

### MARCH 19, 2019 AT 11:25 AM

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 con-tacting 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 insole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 301440-1)

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

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

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

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

# 4201 SKYLINE DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated September 26, 1997 and recorded in Liber 11689, Folio 409 among the Land Records of Prince George's County, MD, with an original principal balance of \$144,606.00, 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 located on Main St.), on

### APRIL 2, 2019 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for areary propayment of water and every the ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 84527-3)

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

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

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

> (3-14,3-21,3-28) 133475

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

# 4713 GUNTHER ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 31, 2006 and recorded in Liber 25615, Folio 499 among the Land Records of Prince George's County, MD, with an original principal balance of \$178,100.00, 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 located on Main St.), on

### APRIL 2, 2019 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or sessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting 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 pur-chaser, 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 sale. In any such event, this sale shall be that and void, and the Furchaser'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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 45876-1)

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

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

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