# The Prince George's Post

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

### 3535 56TH ST. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated May 23, 2008 and recorded in Liber 29891, Folio 142 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,081.00, 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

### JULY 30, 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 \$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 redit. All other public and/or private charges on sasessments, 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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a condition to recordation, are payable by purchaser, whether or not purchaser is a loss of the loan with the loan servicer inc

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

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134703 (7-11,7-18,7-25)

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

### 9615 WOODBERRY ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 29, 2006 and recorded in Liber 26982, Folio 774 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

### JULY 30, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 336111-1)

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

### 9611 PRINCE WILLIAM DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated August 6, 2007 and recorded in Liber 28434, Folio 264 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, 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

### JULY 30, 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 \$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 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 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 sale: If any such event, this sale 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 resole oven if such surplus resulting remaining various property. 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. 174271-1)

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134704 (7-11,7-18,7-25)

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

1107 DUNBAR OAKS DR. CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 17, 2006 and recorded in Liber 24773, Folio 432 among the Land Records of Prince George's County, MD, with an original principal balance of \$100,000.00, 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

### JULY 30, 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.

Terms of Sale: A deposit of \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without 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 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. 331004-2)

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

### 5723 EAST BONIWOOD TURN CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 25, 2008 and recorded in Liber 29900, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$224,070.00, 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

### JULY 30, 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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134705 (7-11,7-18,7-25)

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

### 7053 PALAMAR TERR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated March 31, 2009 and recorded in Liber 30559, Folio 330 among the Land Records of Prince George's County, MD, with an original principal balance of \$162,011.00, 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

### JULY 30, 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 \$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 ESENCE 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 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

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134706 (7-11,7-18,7-25) 134708 (7-11,7-18,7-25) 134709 (7-11,7-18,7-25)

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

28 DAIMLER DR., UNIT #68 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 26564, Folio 540 among the Land Records of Prince George's County, MD, with an original principal balance of \$215,000.00, 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

### AUGUST 6, 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 described as Unit Sixty-Eight (68), "Central 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 \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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

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134745 (7-18,7-25,8-1)

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

### 16401 RIVER AIRPORT RD. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated June 7, 2007 and recorded in Liber 28163, Folio 483 among the Land Records of Prince George's County, MD, with an original principal balance of \$560,000.00, 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

### AUGUST 6, 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 \$58,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser 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 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. 335374-1)

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134746 (7-18,7-25,8-1)

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

4711 NEW KENT DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 27, 1996 and recorded in Liber 11340, Folio 23 among the Land Records of Prince George's County, MD, with an original principal balance of \$203,000.00, 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

### AUGUST 6, 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 \$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 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 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 sale: In any such event, this sale 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 resole oven if such surplus resulting from said resole oven if such surplus results remains a 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. 124948-1)

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

134747 (7-18,7-25,8-1)

### LEGALS

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

### AUGUST 6, 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 \$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 event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall he responsible for obtaining physical possession of th

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

34731 (7-18,7-25,8-1)

### LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

11600 PROSPECT HILL ROAD
GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from Jay Teston, Michelene Teston and Michael Teston, dated April 30, 2008, and recorded in Liber 29678 at folio 040 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

### AUGUST 6, 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 \$68,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the r

### 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

34732 (7-18,7-25,8-1)

### LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12805 HALLWOOD PLACE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Sonya Chandler, dated October 16, 2015, and recorded in Liber 37621 at folio 451 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

### AUGUST 6, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of th

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

<u>134733</u> (7-18,7-25,8-1)

# The Prince George's Post

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Call Brenda Boice at 301-627-0900

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

### 11103 MISSION HILLS DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated March 23, 2012 and recorded in Liber 33495, Folio 118 among the Land Records of Prince George's County, MD, with an original principal balance of \$185,300.00, 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

### JULY 30, 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 \$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 de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 337581-1)

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

134715 (7-11,7-18,7-25)

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

### 7347 SHADY GLEN TERR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 9, 2006 and recorded in Liber 25346, Folio 639 among the Land Records of Prince George's County, MD, with an original principal balance of \$189,000.00, 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

### AUGUST 6, 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 \$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 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 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. 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 sale: If 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 proposed a static proposed and the purchaser shall not be entitled to any surplus proposed. 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. 37489-2)

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

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

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

134748

(7-18,7-25,8-1)

134726

LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

### 8782 GRASMERE COURT FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Dwayne E. Jones and Susan Jones, dated September 1, 1989, and recorded in Liber 7422 at folio 351 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

### JULY 30, 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 \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the

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

134696 (7-11,7-18,7-25)

### **COUNTY COUNCIL HEARINGS**

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

TUESDAY, JULY 23, 2019

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

### 10:00 A.M.

Notice is hereby given that on Tuesday, July 23, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

<u>CB-013-2019 - AN ORDINANCE CONCERNING C-O ZONE</u> for the purpose of permitting Eating or Drinking Establishments, with drivethrough service, in the C-O (Commercial Office) Zone, under certain circumstances

CB-022-2019 (DR-2) - AN ORDINANCE CONCERNING RESIDENTIAL ZONES -- DEVELOPMENT REGULATIONS -- BEDROOM PERCENTAGES for the purpose of repealing the limitations on bedroom percentages for multifamily residential development set for in the Zoning Ordinance of Prince George's County, Maryland.

CB-030-2019 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (CIVILIANS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Civilians) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

CB-033-2019 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS, INTRADEPARTMENTAL TRANSFER OF APPROPRIATIONS AND INTERDEPARTMENTAL TRANSFER OF APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund to provide for cost that were not anticipated and included in the Approved Fiscal Year 2019 Budget and transferring surplus appropriations between various agencies.

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

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

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND TODD M. TURNER, CHAIR

ATTEST: Donna J. Brown Acting Clerk of the Council

5 (7-11,7-18)

### LEGALS

### City of District Heights

Request for Proposals for Senior Day Facility Addition

The City of District Heights is accepting sealed bids from qualified companies to provide construction services for the construction of a new Senior Day Facility Addition. The scope of work includes construction of a new 10,792 square feet, two story addition that is attached to the City's existing municipal building. The facility will include fitness rooms, computer rooms, lounge areas and multipurpose rooms for card games, arts and crafts and other activities. Complete bid specifications can be obtained by contacting the City offices at 301-336-1402 extension #110 or #113. Bids must be received by August 20, 2019 at 3:00PM to be considered. EOE.

(7-11,7-18)

### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

### 918 KAYAK AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Brianna Carey and Shaun Vaughns, dated January 17, 2017, and recorded in Liber 39568 at folio 95 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

### JULY 30, 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk

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

134697 (7-11,7-18,7-25)

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### 7106 HAWTHORNE STREET HYATTSVILLE, MARYLAND 20785

IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Deed of Trust from Carrie E. Nichols and Mcgee C. Nichols AKA Curtis M. Nichols, dated November 30, 2006, and recorded in Liber 27437 at folio 216 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

### JULY 30, 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of th

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

134698 (7-11,7-18,7-25)

# THE PRINCE GEORGE'S POST NEWSPAPER

CALL 301-627-0900

FAX 301-627-6260

### NOTICE OF PUBLIC HEARING

THE TOWN OF UPPER MARLBORO ANNEXATION (Lands of the Government of Prince George's County, the State of Maryland, and the Prince George's Soil Conservation District Commonly Known as the Show Place Arena and Prince George's Equestrian Center Properties, a portion of the Pennsylvania Avenue (MD 4) public right-ofway, a portion of the Water Street (MD 717) public right-of-way, the Upper Marlboro Community Center property at 5400 Marlboro Race Track Road, the Prince George's Soil Conservation District property at 5301 Marlboro Race Track Road) and other lands) Located Generally South and East of Present Municipal Boundaries)

NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland that on June 10, 2019 Annexation Resolution No. 01-2019 (the "Resolution") known as the 1st Annexation (2019) was introduced and read at a regular/special meeting of the Board of Commissioners of the Town of Upper Marlboro (the "Board") proposing and recommending that the boundaries of the Town of Upper Marlboro be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

Several parcels or lots (& abutting public rights of way) of presently tax exempt and other publically-owned properties located East and South of the present corporate limits of the Town of Upper Marlboro including lands situated South of Marlboro Pike (MD 725) bounded by or straddling Marlboro Race Track Road (private road), the western basin of Depot Pond located within Parcel 32 and West of the CSX Transportation railroad right-of-way, Parcel 115, a portion of Parcel 60, a portion of Parcel 245, a segment of Pennsylvania Avenue/Stephanie Roper Highway (MD 4) bisecting Parcel 32, and a segment of Water Street (MD 717) and the area to be annexed is more further described or depicted on a map exhibit entitled "Map of the First Annexation of the Town of Upper Marlboro, Prince George's County, Maryland, 1'' = 300', June 2019" prepared by Charles P. Johnson and Associates, Inc., which is attached as Exhibit A of said Resolution, and the Annexation Property is further shown on the Prince George's County Tax Map (Tax Map 102, Parcel 32 (Account No. 0238873), & Tax Map 102, Parcel 115 (Account No. 3733714); & Tax Map 101, Parcel 245 (Account No. 0229864); & Tax Map 101, Parcel 60 (Account No. 0192286) comprised of 189.08 acres, more or less (the "Annexation Property") depicted in green (with pond in blue) on the Map of the First Annexation of the Town of Upper Marlboro (June 2019).

The Resolution was initiated by the Board pursuant to §4-403 of the LG Art., of Md. Ann. Code.

NOTICE is further hereby given by the Board of Commissioners that it will hold a PUBLIC HEARING on said Resolution and the said annexation therein proposed and recommended on:

### Tuesday, August 27, 2019 at 6:00 o'clock P.M. in the Upper Marlboro Town Hall, 14211 School Lane, Upper Marlboro, Maryland

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

- $1. \ \mbox{The Town shall}$  pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all real property located within the Annexation Property appears to be either tax exempt or publically-owned, and thereby is not now or in the immediate future subject to the municipal tax on real property
- 2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.
- 3. Limited municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or after July 4, 2019.

Notice is further hereby given by the Board that following such public hearing, the Board is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the Map of the First Annexation and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Town Hall during regular office hours. Please consult all items referenced and incorporated by reference herein for an accurate and detailed description of the annexation property.

> By Authority of: The Town of Upper Marlboro, Maryland Tonga Y. Turner, Mayor/President

134651 (7-4,7-11,7-18,7-25)

# **LEGALS**

### THE FAMILY COURT OF THE STATE OF DELAWARE In and For Kent County

NOTICE OF FAMILY COURT PROTECTION FROM ABUSE ACTION

Case No. 19-19602

To: ANTHONY R. DOZIER, (Respondent)

Petitioner, ALAYNA J. HAM-MOND has filed a Petition for an Order of Protection From Abuse against you in the Family Court of the State of Delaware for Kent County. Case No. 19-19602

A court hearing has been scheduled for July 30, 2019 at 9:30 AM. The Family Court is located at 400 Court Street, Dover, DE 19901. If you fail to appear, the hearing may proceed without you.

There is an Ex-Parte Order in ef-

If you wish to obtain the information on this filing prior to the hearing, please respond to the Family Court location noted above.

> Family Court Kent County 400 Court Street Dover, DE 19901

135836

(7-18)

### THIS COULD BE **YOUR** AD!

Call 301-627-0900 for a quote.

# **NOTICE**

IN THE MATTER OF: Corinne Elizabeth Jackson

FOR THE CHANGE OF NAME TO: Corrine Elizabeth Jones

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-06301

A petition has been filed to change the name of Corinne Elizabeth Jackson to Corrine Elizabeth Jones. The latest day by which an objection to the petition may be filed is August 5, 2019.

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

### **NOTICE**

IN THE MATTER OF: Maria Adriana Orue

FOR THE CHANGE OF

Maria Adriana Paredes Rufino

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-20521

A petition has been filed to change the name of Maria Adriana Orue to Maria Adriana Paredes Rufino. The latest day by which an objection to the petition may be filed is August 5, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134775

### **NOTICE**

JEREMY K. FISHMAN, et al. 1401 Rockville Pike, Suite 650 Rockville, Maryland 20852

Substitute Trustees

Defendant(s)

**LEGALS** 

VS.

ESTATE OF MAVIS NADINE BELT, PERSONAL REPRESENTATIVE JOHARI M. BELT JOHARI M. BELT, SOLELY AND INDIVIDUALLY 6302 59th Avenue

Riverdale, MD 20737

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

### Civil Action No. CAEF 19-07086

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6302 59th Avenue, Riverdale, MD 20737, 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 29th day of July, 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 29th day of July, 2019,

next.

The Report of Sale states the amount of the sale to be Two Hundred Fifteen Thousand Dollars (\$215,000.00).

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

### (7-11,7-18,7-25) 134691

### **NOTICE**

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

Substitute Trustees,

SHEILA A. BUTLER 4100 Cottage Terrace Brentwood, MD 20722 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-15648

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4100 Cottage Ter-race, Brentwood, MD 20722, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 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 29th day of July, 2019.

The report states the purchase orice at the Foreclosure sale to be \$244,000.00.

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

(7-11,7-18,7-25)

### **NOTICE**

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

Substitute Trustees,

VS.

D. JUNE COMER 7705 Pinewood Drive

Clinton, MD 20735

### Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-04128

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Marvland, that the sale of the property mentioned in these proceedings and described as 7705 Pinewood Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 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 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$186,000.00.

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

134687 (7-11,7-18,7-25)

### **NOTICE**

IN THE MATTER OF: Cora Henderson-Wright

FOR THE CHANGE OF NAME TO: Cora Henderson

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-20360

A petition has been filed to change the name of Cora Henderson-Wright to Cora Henderson.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134776

### **NOTICE**

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

Substitute Trustees,

ROSE BROWN 3521 Regency Parkway District Heights, MD 20747 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07073

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the proprety mentioned in these proceedings and described as 3521 Regency Parkway, District Heights, MD 20747, 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 29th day of July, 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 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$156,000.00.

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

134685 (7-11,7-18,7-25)

# THE

# **PRINCE**

**GEORGE'S** 

**POST** 

Call

301-627-0900

Fax

301-627-6260

SUBSCRIBE

# TODAY!

# **NOTICE**

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

Substitute Trustees Plaintiffs

**Emily Pullen** 

### Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, **MARYLAND CIVIL NO. CAEF 18-44557** 

ORDERED, this 26th day of June, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14203 Adkins Road, Laurel, Maryland 20708 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of July, 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 26th day of July, 2019, next.

The report states the amount of sale to be \$226,000.00.

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

(7-4,7-11,7-18)134646

### **NOTICE**

IN THE MATTER OF: Ronnie Antonio Kiddick

FOR THE CHANGE OF Ronald Antonio Riddick

### Prince George's County, Maryland Case No. CAE 19-20356 A petition has been filed to change

In the Circuit Court for

the name of Ronnie Antonio Riddick to Ronald Antonio Riddick

Mahasin El Amin

Clerk of the Circuit Court for Prince George's County, Maryland 134777 (7-18)

# **LEGALS**

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

**NOTICE** 

Substitute Trustees

WENDY NICOLE RUSSELL 4224 Lavender Lane

Bowie, MD 20720 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07133

Notice is hereby given this 27th day of June, 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 4224 Lavender Lane, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the construction of the trary thereof be shown on or before the 29th day of July, 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 29th day of July, 2019.

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

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

134686 (7-11,7-18,7-25)

### **NOTICE OF SALE**

IYABO H. ROBINSON

KOLA A. ROBINSON

Plaintiff,

Defendant.

### In the Circuit Court for Prince George's County, Maryland CAD 18-10477

Notice is hereby issued this 28th day of June, 2019, by the CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, Maryland, that the sale of 9928 Oxbridge Way, Bowie, MD 20721, made and reported by Isaac H. Marks, Sr., Esquire, Court-ap-pointed Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019; provided a copy of this Notice be inserted in a newspaper published in said County once in each of three (3) successive weeks before July 29, 2019. The report states the amount of the sale to be \$495,000.00.

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

(7-11,7-18,7-25)

**NOTICE** Edward S Cohr Stephen N. Goldberg Richard E. Solomon

Richard J. Rogers Michael McKeefery Christianna Kersey 600 Baltimore Avenue, Suite 208 Towson, MD 21204

Substitute Trustees, Plaintiffs

Conrad Wade Karlstrom AND

Nathaniel K. Risch, Personal Representative for the Estate of Sandra

Lee Taylor

### 16822 Holly Way Accokeek, MD 20607 Defendant

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-32378 Notice is hereby given this 24th day of June, 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 24th day of July, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in

fore the 24th day of July, 2019. The Report of Sale states the amount of the foreclosure sale price to be \$174,800.00. The property sold herein is known as 16822 Holly Way,

Accokeek, MD 20607.

each of three successive weeks be-

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 134633 (7-4,7-11,7-18)

### **NOTICE**

IN THE MATTER OF: **Devon George Rowlette** 

FOR THE CHANGE OF NAME TO: Samson Chaim Ben Israel

In the Circuit Court for

Prince George's County, Maryland Case No. CAE 19-20512 A petition has been filed to change the name of Devon George Rowlette

to Samson Chaim Ben Israel.

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

(7-18)

134778

Substitute Trustees,

**NOTICE** 

6003 Executive Blvd., Suite 101

Carrie M. Ward, et al.

Rockville, MD 20852

ELIZABETH SAUNDERS HOLLAND BENJAMIN F. HOLLAND, III

3006 Geaton Drive Upper Marlboro, MD 20774 Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-44570

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3006 Geaton Drive, ND 2074, and Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 29th day of July, 2019, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

29th day of July, 2019. The report states the purchase price at the Foreclosure sale to be \$288,000.00.

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

134689 (7-11,7-18,7-25)

# **NOTICE**

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

Substitute Trustees, Plaintiffs

DALE L. JERNBERG

6100 Westchester Park Drive Unit 1617 and Parking Space #56 College Park, MD 20740 Defendant(s) In the Circuit Court for Prince

ROBBIE Ś. JERNBERG

George's County, Maryland Case No. CAEF 18-05078 Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property ment, that the Sale of the Property mentioned in these proceedings and described as 6100 Westchester Park Drive, Unit 1617 and Parking Space #56, College Park, MD 20740, 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 29th day of July, 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 29th day of July, 2019. The report states the purchase price at the Foreclosure sale to be

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

\$222,000.00.

134690

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

Substitute Trustees **Plaintiffs** 

(7-11,7-18,7-25)

Iulio C. Garcia Amaya and Ruvidia Amaya Defendants IN THE CIRCUIT COURT FOR

### PRINCE GEORGE'S COUNTY, MARYLAND

**CIVIL NO. CAEF 19-05530** ORDERED, this 26th day of June, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6106 39th Place, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of July, 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 26th day of

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

July, 2019, next.

The report states the amount of sale to be \$243,100.00.

134648 (7-4,7-11,7-18)

### **NOTICE**

IN THE MATTER OF: **Charis Patrice McDowell** 

FOR THE CHANGE OF NAME TO: Avigail Baht Israel

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-20513 A petition has been filed to change

the name of Charis Patrice McDow-ell to Avigail Baht Israel. The latest day by which an objection to the petition may be filed is August 5, 2019.

Mahasin El Amin

Clerk of the Circuit Court for Prince George's County, Maryland (7-18)

134779

The latest day by which an objection to the petition may be filed is August 5, 2019. The latest day by which an objection to the petition may be filed is August 5, 2019. The latest day by which an objection to the petition may be filed is August 5, 2019.

**CHARTER RESOLUTION 2019-CR-02** OF THE MAYOR AND TOWN COUNCIL OF EDMONSTON

A CHARTER RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E § 4 OF THE CONSTITUTION OF THE STATE OF MARYLAND AND §4-301 ET SEQ. OF THE LOCAL GOVERNMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AS AMENDED, TO AMEND ARTICLE I, §4, OFFICERS; OATHS OF OFFICE, §5, COMMENCEMENT AND TERMINATIONS OF TERMS OF ELECTED OFFICIALS AND COMPENSATION, §6, MAYOR AND TOWN COUNCIL MEETINGS; VACANCIES IN OFFICES, § 7, ELECTION PROCEDURES; REGISTRATION OF VOTERS, AND §8, QUALIFICATIONS FOR OFFICES OF THE CHARTER OF THE TOWN OF EDMONSTON, TO CHANGE THE MANNER IN WHICH ELECTIVE OFFICE IF FILLED IF IT BECOMES VACANT, MAKE PROVISION FOR APPOINTMENT OF A MAYOR PRO TEM, MAKE PROVISION FOR HOW NAMES WILL APPEAR ON THE BALLOT AND TO CLARIFY REGISTRATION REQUIREMENTS AND **PROCEDURES** 

Section 1: BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that §4, "Officers; oaths of office" of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows:

§ 4 Officers; oaths of office.

The ELECTED officers of said town shall consist of a Mayor and four (4) Council [men] MEMBERS. THE MAYOR AND COUNCIL ARE THE LEG-ISLATIVE BODY OF THE TOWN. [the Mayor to be elected by the d four (4) Councilmen to SHALL be electe each ward and s] Such appointEDive officers as are hereinafter designated or shall be appointed by the Mayor and Town Council[, and each officer appointed] shall continue to hold office for such term as the Mayor and Town Council shall designate or until [his] A successor is duly qualified. Before entering upon the duties of [his] office, each ELECTED AND APPOINTED officer shall take oath [that he/she will] TO diligently and faithfully discharge all duties of [his] THE office without favor, partiality or prejudice, and said oath shall be filed among the records of [said] THE town.

Section 2: BE IT FURTHER RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that §5 "Commencement and terminations of terms of elected officials and compensation" of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows:

§ 5 Commencement and terminations of terms of elected officials and compensation.

th the elections to be held in May 2008, tl-The Mayor and Council members shall all be elected at the same time FOR A TERM OF THREE YEARS. THE MAYOR and COUNCIL MEMBERS SHALL take office on the first Monday in June [of 2008] and THE TERM SHALL conclude on the last day prior to the first Monday in June of every three years thereafter, OR UNTIL A SUCCESSOR TAKES OFFICE. The Mayor shall be [required to election from the entire] ELECTED AT LARGE BY THE VOTERS OF THE Town. [Two Council member ive wards at the same time]. THE COUNCIL MEMBERS SHALL BE ELECTED BY THE VOTERS WITHIN THEIR RESPECTIVE WARDS. IN THE EVENT ANY TWO (2) OR MORE CANDIDATES FOR MAYOR, OR THREE (3) OR MORE CANDIDATES FOR COUNCIL MEMBER IN THE SAME WARD, SHALL HAVE THE HIGHEST AND EQUAL NUMBER OF VOTES, A RUNOFF SPECIAL ELECTION OF THE TIED CANDIDATES SHALL BE CONDUCTED ON THE FOURTH MONDAY FOLLOWING THE ELECTION. IF THE SPECIAL ELECTION WOULD OCCUR ON A TOWN, STATE, COUNTY OR FEDERAL ELECTION DAY OR HOLIDAY, THEN IT WILL BE SCHEDULED ON ANOTHER DATE DURING THE 4TH WEEK FOLLOWING THE ELECTION. The Mayor must continually reside at [the] A primary residence within the corporate limits of the Town [of Edon for the duration of the ir term in office. Council members must continually reside in their respective ward at [their] A primary residence within the corporate limits of the Town [of Edmonston during] FOR the duration of their term of office. [On the first Monday in June 2008 t] The Mayor shall be compensated at the rate of three hundred dollars (\$300) PER MONTH and Council members at the rate of two hundred dollars (\$200) per month. A CHANGE IN THE AMOUNT OF COMPENSATION MAY BE ADOPTED BY ORDINANCE. NO SUCH ORDINANCE MAY BE EN-ACTED BY THE MAYOR AND COUNCIL TO BECOME EFFECTIVE DUR-ING THE CURRENT TERM OF OFFICE.

Section 2: BE IT FURTHER RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that §6, "Mayor and Town Council meetings, vacancies in offices" of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows:

§ 6 Mayor and Town Council meetings; vacancies in office[s].

The Mayor and Town Council shall meet in some convenient place in said town in July of each year and as often thereafter as may be necessary in the discharge of their duties. The majority shall form a quorum for the transaction of business and the presence of the Mayor shall be counted toward such quorum; and upon each action taken the yea and nay vote of each Councilperson shall be recorded opposite his or her name. The Mayor shall cast a vote upon such action only in the event that the votes of the Council members are otherwise tied. The Mayor and Council shall pass rules and regulations consistent with the provisions of this subtitle for their own government while in session. The absence of any Councilperson from three (3) consecutive meetings, shall constitute a vacancy, which vacancy shall be declared by duly adopted motion of the Council.

event of all A vacancy in the office of Mayor or Councilperson SHALL BE FILLED FOR THE BALANCE OF THE TERM AS FOLLOWS. [:-, or if at any election of officers held under this Charter any two (2) or more candifor the same office shall have the highest and equal number of votes, the Mayor and Town Council, or a majority of them, shall elect a Mayor or Councilperson, as the case may be (in the case of a Councilperson, from the ward in which the vacancy or tie election occurred), to hold office until his shall have been elected at the next regular town election and shall have qualified]. FOR ANY VACANCY THAT OCCURS WITHIN NINETY (90) DAYS OF ANY REGULARLY SCHEDULED ELECTION, THE POSI-TION SHALL REMAIN VACANT UNTIL THAT ELECTION.

ANY VACANCY THAT OCCURS MORE THAN NINETY (90) DAYS BUT LESS THAN 180 DAYS BEFORE ANY REGULARLY SCHEDULED ELEC-TION SHALL BE FILLED BY APPOINTMENT OF THE MAYOR AND COUNCIL BY MAJORITY VOTE WITHIN THIRTY (30) DAYS OF THE VA-CANCY. THE BOARD OF SUPERVISORS OF ELECTIONS SHALL SCHED-ULE A SPECIAL ELECTION FOR ANY VACANCY THAT OCCURS MORE THAN 180 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED ELEC-TION. THE SPECIAL ELECTION SHALL BE HELD WITHIN SIXTY-FIVE (65) DAYS OF THE VACANCY OCCURRING.

IN THE EVENT OF A TIE VOTE IN THE SPECIAL ELECTION OF MAYOR AND/OR COUNCIL MEMBER, A RUNOFF ELECTION OF THE TIED CANDIDATES SHALL BE CONDUCTED WITHIN 30 DAYS AFTER THE SPECIAL ELECTION.

AS SOON AFTER TAKING OFFICE AS MAY BE PRACTICABLE, THE MAYOR SHALL APPOINT A MAYOR PRO TEM FROM AMONG THE MEMBERSHIP OF THE COUNCIL, SUBJECT TO THE APPROVAL OF THE COUNCIL. IN THE EVENT OF A VACANCY IN THE MAYOR'S POSITION, THE MAYOR PRO TEM SHALL SERVE AS MAYOR UNTIL SUCH TIME AS A NEW MAYOR IS ELECTED OR APPOINTED.

[The new or incoming Mayor and Town Council shall elect the officers to hold office in the cases of tie elections. In the case of a vacancy in the first year of a Councilperson's term or of a tie election in the office of Councilperson, the successor so elected at the next regular town election shall hold office only for the one (1) year being the unexpired balance of the original term. In the event [that] a vacancy [cannot be filled by a majority vote of the Mayor and Council, a special election by the registered voters of the town may be called,] by resolution at such time and place as determined by the Mayor and Town Council, subject to the provisions of this Charter. The person elected at the special election shall serve the remainder of the term of office of the position being filled.] All special elections shall be conducted by the [election judges] SUPERVISORS OF ELECTIONS in the same manner and with the same personnel, as far as practicable, as regular town elections. The Mayor shall preside at the meeting of the Council and shall call meetings from time to time as [he/she] THE MAYOR may deem necessary, but in case of [his] THE MAYOR'S absence from any meeting, THE MAYOR PRO TEM SHALL PRESIDE the Council present shall elect one (1) of their members to preside, who shall for the time being have all the authority of the Mayor]. A COUNCIL MEMBER ACTING AS THE PRESIDING OFFICER IN THE AB-SENCE OF THE MAYOR MAY VOTE AS A COUNCIL MEMBER.

Section 3: BE IT FURTHER RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that § 7, Election procedures; registration of voters of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as fol-

§ 7 Election procedures; registration of voters.

A. Annually on or before the first Monday in April, after notice printed in the Town newsletter or in a newspaper of general circulation within the Town of Edmonston, the Mayor and Town Council shall appoint SUPERVI-SORS OF ELECTIONS, AT LEAST ONE FROM EACH WARD, AND SUCH OTHER ELECTION OFFICIALS AND JUDGES AS DEEMED NECES-SARY[election officers, including not le

### **LEGALS**

<del>clerk,</del>] to conduct an election by ballot on the first Monday of May, if not a legal holiday, and if a legal holiday, then on the day following, for the election of officers provided for in § 5 of this Charter. Such [election officers] SUPER-VISORS OF ELECTIONS shall [themselves be eligible for registration as] BE REGISTERED voters under the provisions of this subtitle [, and each ward shall be represented by having either a judge or clerk appointed from its vicinage. The judge or judges appointed in each year shall be registration officers e<del>r as hereinafter mentioned and]</del> THE SUPERVISORS OF ELEC-TIONS shall perform such duties as prescribed by town regulation and state law. The Mayor and Town Council shall appoint the place of election and shall give public notice of not less than fifteen (15) days of the time and place of the election by advertisement in at least the Town Newsletter or one (1) newspaper published in Prince George's County, THE TOWN'S WEBSITE, and also by notice posted in at least five (5) public places in the town. If at the time the notice is advertised, the [election judge(s)] SUPERVISORS OF ELECTIONS determine (s) that all of the offices in the election are uncontested, the notice shall so state, and shall also state that if all of the offices are still uncontested five (5) days prior to the election, the election judge(s) may exercise their option, as more fully described below, to reduce the number of hours that the polling place will be opened to between 4:00 p.m. and 8:00 p.m. inclusive. In contested elections the polls shall be opened between the hours of 7:00 a.m. and 8:00 p.m.; only those voters registered [<del>upon the bo</del> of the town] TO VOTE IN THE TOWN THROUGH PRINCE GEORGE'S COUNTY [and] who are actual residents of the town upon the day of the election shall be allowed to vote at such elections. If, within five (5) days prior to an election, the [election judge(s)] SUPERVISORS OF ELECTIONS determine that an uncontested election is scheduled, theY [election judges] may shorten the number of hours that the polling place will be open. In such event the polls shall be open between the hours of 4:00 p.m. and 8:00 p.m. inclusive. The [election judges] SUPERVISORS OF ELECTIONS shall [prepare] DIRECT THE PREPARATION OF THE ballots containing the names of those persons who have complied with the provisions of this subtitle making them eligible to become a candidate for the office which they seek. EACH CANDIDATE SHALL BE LISTED IN ALPHHABETICAL OŘDER ON THE BALLOT BY THE NAME, SURNAME AND, IF APPLICBLE, MIDDLE INITIAL, UNDER WHICH THE CANIDATE IS REGISTERED TO VOTE. The [election judges] SUPERVISORS OF ELECTIONS shall receive all returns of elections and determine all questions arising there under, and shall, at the request of a candidate made in writing and delivered to the Chief [Election Judge] SUPERVISOR OF ELECTIONS within seventy-two hours of the original posting of the election results at town hall, conduct such recount according to procedures they shall adopt prior to the election, provided that the candidate has paid in advance any fee for such recount as may be set from time to time by the Town Council by resolution. Any such fee paid by a candidate for a recount shall be returned to the candidate in the event that the recount shows a counting error in the candidate's favor that alters the outcome of the elec-

B. ANY PERSON RESIDING WITHIN THE CORPORATE LIMITS OF THE TOWN WHO IS REGISTERED TO VOTE WITH THE SUPERVISORS OF ELECTIONS FOR PRINCE GEORGE'S COUNTY AND WILL BE AT LEAST 18 YEARS OF AGE ON ELECTION DAY SHALL AUTOMATICALLY BE-COME A REGISTERED VOTER OF THE TOWN OF EDMONSTON AND BE ENTITLED TO VOTE AT TOWN GENERAL OR SPECIAL ELECTIONS. [The City Council shall provide, by ordinance, for the universal registration of all eligible voters, in accordance with state law and the establishment and maintenance of voter registration lists, including the procedures to be used for the removal of any name from the voter registration lists.]

Section 3: BE IT FURTHER RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EDMONSTON, MARYLAND that §8, 'Qualifications for offices" of the Charter of the Town of Edmonston be and it hereby repealed, reenacted and amended to read as follows

§ 8 Qualifications for offices.

A. Any person desiring to run for the office of Mayor of the Town of Edmonston shall be at least twenty-three (23) years of age AT THE TIME THE CAN-DIDATE PETITION IS FILED, shall have resided within the corporate limits of said town at least one (1) year prior to the election and be registered to vote in the town for at least one (1) year prior to the election. Any person desiring to run for a Council position of said Town shall be at least twenty-one (21) years of age AT THE TÎME THE CANDIDATE PETITION IS FILED, shall have resided within the corporate limits of said Town at least one (1) year prior to the election[s] and be registered to vote in the Town for at least one (1) year prior to the election. Any person elected to the position of councilmember may not run for or hold another position as councilperson from the same ward until the expiration of his or her current term, regardless of whether such councilperson vacates his or her council position prior to the election. Any person desiring to run for Mayor of said town shall in person obtain from the Town Clerk a petition form, developed by the election judges, nature on the Town Clerk's roster]; and file in person with the Town Clerk the petition containing the names, ADDRESSES AND SIGNATURES of at least twenty (20) QUALIFIED REGISTERED voters of the Town of Edmonston AND ANY REQUIRED FINANCIAL DISCLOSURE FORMS, and pay a filing fee of ten dollars (\$10.); and any person desiring to run for a Council position from the ward in which the person resides shall in person obtain from the Town Clerk a petition form developed by the election judges [and place his or her signature on the Town Clerk's roster]; and file in person said petition with the Town Clerk containing the names ADDRESSES AND SIGNATURES of at least ten (10) QUALIFIED REGISTERED voters in that ward AND ANY REQUIRED FINANCIAL DISCLOSURE FORMS, no later than 5:00 p.m. local time on the 30th day prior to the election, and pay a filing fee of ten dollars (\$10). ANY CANDIDATE PETITIONS THAT DO NOT REFLECT THE NAME UNDER WHICH THE CANDIDATE IS REG-ISTERED TO VOTE WILL BE REJECTED. The Town Clerk shall cause to be published in some manner as shall give general notice to residents of the Town of Edmonston the names of the persons who have filed their petitions in accordance herewith and the positions to which they aspire.

B. Any person desiring to run for Mayor or Town Council who does not file a petition as provided in Paragraph A of this section may qualify to run for such office as a write-in candidate by obtaining from the Town Clerk a petition form developed by the SUPERVISOS OF ELECTIONS [election judges] [and placing his or her signature on the Town Clerk's roster], and filing in person with the Town Clerk, at least five (5) calendar days before the date of the election, said petition to run as a write-in candidate containing the names ADDRESSES AND SIGNATURES of at least ten (10) persons who are qualified voters, ANY REQUIRED FINANCIAL DISCLOSURE FORMS and a filing fee of ten dollars (\$10).

C. Any person desiring to run for Mayor or a Council position must qualify as a candidate under Paragraph A or Paragraph B of this section. All votes cast in an election for persons who are not qualified as candidates shall be

Section 2: BE IT FURTHER RESOLVED that this Resolution is adopted this 10th day of July, 2019 and that the amendment to the Charter of the Town of Edmonston hereby proposed by this enactment, shall be and become effective fifty (50) days after its passage by the Town unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland, within 40 days following its passage. A complete and exact copy of this Resolution shall be posted in the Town municipal building for forty (40) days following its adoption and a fair summary of the Charter Amendment shall be published in a newspaper having general circulation in the Town not less than (4) times at weekly intervals, also within the forty (40) days following.

Section 3: BE IT FURTHER RESOLVED that as soon as the Charter Amendment hereby enacted becomes effective, either as herein provided or following a referendum, the Clerk of the Town of Edmonston shall send by mail to the Department of Legislative Services, the following information concerning the Charter Amendment: (i) the complete text of this Resolution; (ii) the date of the referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Council of the Town of Edmonston or in a referendum: and (iv) the effective date of the Charter Amendment.

Section 4: BE IT FURTHER RESOLVED that the Clerk of the Town of Edmonston, be, and hereby is specifically enjoined and instructed to carry out the provisions of Sections 2 and 3 as evidence of compliance herewith; and said Clerk shall cause to be affixed to the minutes of the meeting at which the Charter Resolution is adopted an appropriate Certificate of Publication of the newspaper in which the fair summary of the Charter Amendment shall have been published.

Section 5: BE IT FURTHER RESOLVED that if any provision of this Resolution or the Charter amendment adopted by this Resolution, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Resolution or of the Charter which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter amendment are hereby declared to be severable.

INTRODUCED by the Mayor and Town Council of Edmonston at a regular meeting on the 12th day of June 2019.

ADOPTED by the Mayor and Town Council of Edmonston at a regular meeting on the 10th day of July 2019. MAYOR AND TOWN COUNCIL OF

**EDMONSTON** Tracy R Gant, Mayor

ATTEST: Averi Gray, Town Clerk

(7-18,7-25,8-1,8-8)

### **LEGALS**

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, JULY 1, 2019

### **ORDINANCE O-19-16**

ORDINANCE concerning CHAPTER 107 - Licensing- For the purpose of reenacting, without amendments, and amending comprehensive regulations Chapter 107 - Licensing of the Code of the City of Seat Pleasant for the purposes of providing a residential rental licensing for dwellings within the City of Seat Pleasant; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the signing of Licensing and withdrawals of funds for The City of Seat Pleasant.

> CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JULY 8, 2019

> > **RESOLUTION R-20-01**

A RESOLUTION concerning DECLARATION AND CONSENT TO A RECESS OF THE COUNCIL OF THE CITY OF SEAT PLEASANT from Wednesday, July 31, 2019 until Friday, August 30, 2019.

City Hall

311 68th Pl.

Seat Pleasant, Maryland 20743-2125

### **NOTICE**

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

Plaintiffs

Stephanie Clark

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

MARYLAND **CIVIL NO. CAEF 19-00045** 

ORDERED, this 3rd day of July, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6602 Tiara Court, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of August, 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 5th day of August, 2019,

The report states the amount of sale to be \$300,200.00.

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

134767 (7-18,7-25,8-1)

# **NOTICE**

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

> Substitute Trustees Plaintiffs

WILLIAM C. BARNES DAVONYA S. BARNES

5779 Suitland Road Suitland, MD 20746 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-50768

Notice is hereby given this 10th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5779 Suitland Road, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of August, 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 12th day of August, 2019.

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

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

(7-18,7-25,8-1)

### **NOTICE**

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

Plaintiffs

Jose Cristobal Hernandez and Maria Mercedez Hernandez Defendants

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

### **CIVIL NO. CAEF 19-05586**

ORDERED, this 12th day of July, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2329 Belleview Avenue, Cheverly, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of August, 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 12th day of August, 2019,

The report states the amount of sale to be \$266,983.53.

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

134793

(7-18,7-25,8-1)

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

(7-18,7-25)

**NOTICE** 

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

Substitute Trustees

Plaintiffs

Defendant(s)

BARBARA A. BARNES 7203 Walker Mill Road Capitol Heights, MD 20743

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07127

Notice is hereby given this 10th day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7203 Walker Mill Road, 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 12th day of August, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each f three successive weeks before the

12th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$188,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (7-18,7-25,8-1) 134791

### **NOTICE**

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

Plaintiffs

Estate of Louvenia J Goldson

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

**CIVIL NO. CAEF 19-04133** 

ORDERED, this 12th day of July, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5215 Lorraine Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of August, 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 12th day of August, 2019, next. The report states the amount of

sale to be \$200,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk

134792 (7-18,7-25,8-1)

# **NOTICE**

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

Substitute Trustees,

JAMES MCCASKILL, JR.

2901 Colebrooke Drive Temple Hills, MD 20748 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-10602

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2901 Colebrooke Drive, Temple Hills, MD 20748, 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 29th day of July, 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 29th day of July, 2019.

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

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

134688 (7-11,7-18,7-25)

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

# 6608 22ND PL. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated June 2, 2007 and recorded in Liber 28587, Folio 693 among the Land Records of Prince George's County, MD, with an original principal balance of \$30,000.00, 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

### JULY 30, 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. 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 purchaser. Furchaser 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 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 sale. In any such event, this sale shall be null and void, and the rurchaser'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. 335520-1)

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

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

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

134711 (7-11,7-18,7-25)

### **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.

3805 DUCKSFOOT TERRACE BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from James W. White IV, Renee Beatrice White and James William White III, dated April 24, 2008, and recorded in Liber 29655 at folio 108 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

### AUGUST 6, 2019 AT 9:30 AM

ALL THAT LEASEHOLD 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 will be sold subject to an annual ground rent of \$1,800.00. The property is improved by a

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$62,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6% per annum from date of sale to the date the funds are received in the office of 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 sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-28433)

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

134728

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

(7-18.7-25.8-1)

### **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

# 705 GLACIER AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 7, 1995 and recorded in Liber 10307, Folio 788 among the Land Records of Prince George's County, MD, with an original principal balance of \$29,151.00, 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

### JULY 30, 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 \$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 contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 189271-1)

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

(7-11,7-18,7-25) 134712

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

# (301) 961-6555

# 5732 BUGLER ST. CAPITOL HEIGHTS, MD 20743

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

Under a power of sale contained in a certain Deed of Trust dated December 1, 2016 and recorded in Liber 39666, Folio 24 among the Land Records of Prince George's County, MD, with an original principal balance of \$156,019.00, 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

### JULY 30, 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 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 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 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 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. 327036-2)

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

### **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

### 9703 STARBOARD CT. CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust dated September 25, 2009 and recorded in Liber 31088, Folio 102 among the Land Records of Prince George's County, MD, with an original principal balance of \$364,280.00, 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

### AUGUST 6, 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 \$55,000 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 deed recognition 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 to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 337015-1)

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

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

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

134749 (7-18,7-25,8-1)

**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 8416 20TH AVE. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated December 20, 2002 and recorded in Liber 16773, Folio 453 among the Land Records of Prince George's County, MD, with an original principal balance of \$156,543.00, 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

### AUGUST 6, 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 \$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 essment 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 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 proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the 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. 333769-1)

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

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF STEPHEN P LAWLER

Notice is given that Debora A Bell, whose address is 18101 Queen Anne Road, Upper Marlboro, MD 20774, was on July 10, 2019 appointed personal representative of the small estate of Stephen P Lawler, who died on July 7, 2018 without a will.

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

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

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

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

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

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

DEBORA A BELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 114173

(7-18)

### THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

### MECHANIC'S LIEN SALE

Patricia Huffman will sell at public auction the following mobile homes under & by virtue of section 16-202 and 16207 of the Maryland statutes for repairs, storage & other lawful charges. Cash Public Sale.

### **Mobile Homes**

1999 FLEE VIN# VAFLW19A50178WG13

1998 COMM VIN# CW33022AB

1974 HOMT VIN# 03101894H

1972 HOME VIN# MP4980F

1972 MARLETTE VIN# P12265FD313XW10954

1973 MARLETTE VIN# P24348DW8

1973 CRES VIN# C1079

1978 REDM VIN# R160G3LORE12208885

1975 GATSBY VIN# 9420

1983 HILLCREST VIN# B90705482

1974 HOMT VIN# 30738

Sale to be held at the Circuit Court for Prince George's County, 14735 Main Street Upper Marlboro, MD 20772 (more specifically, nearest the West Court Drive side of the courtyard) at 10:30am on Monday, July 29, 2019. Bidders must register with the Auctioneer 10:15am. Auctioneer reserves the right to post a minimum bid.

Patricia Huffman 630 Deale Road Deale MD 20751 443-684-9299

134771 (7-18,7-25)

# NOTICE OF APPOINTMENT

### TO ALL PERSONS INTERESTED IN THE ESTATE OF CARLTON L MARBLEY

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Carlos Marb-Place Unit A7, District Heights, MD 20747, was on June 13, 2019 appointed Personal Representative of the estate of Carlton L Marbley, who died on May 31, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of December, 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 undersigned, on or before the earlier of the following dates:

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

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

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

> **CARLOS MARBLEY** Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 113945 (7-18,7-25,8-1) 134795

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

**LEGALS** 

TO ALL PERSONS INTERESTED IN THE ESTATE OF GORDON JOHNSON

Notice is given that Quinten J Johnson, whose address is 10703 Waco Drive, Upper Marlboro, MD 20772, was on June 11, 2019 ap-pointed Personal Representative of the estate of Gordon Johnson, who

died on June 3, 2019 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 11th day of Decem-

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

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

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

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

> QUINTEN J JOHNSON Personal Representative

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

CERETA A. LEE

**LEGALS** 

Estate No. 113863 134797 (7-18,7-25,8-1)

# SMALL ESTATE

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LOUISE RUSSELL

Notice is given that Lorne E Williams, whose address is 6980 Keys Place, Bryans Road, MD 20616, was on August 13, 2008 appointed personal representative of the small estate of Mary Louise Russell Williams, who died on February 10, 2008 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise de-livers 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 deliverv of the notice.

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

LORNE E WILLIAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 79707 134796 (7-18)

# **LEGALS**

### Babbie Ann Potter 700 Poplar Branch Lane

Penhook, VA 24137

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

NOTICE IS HEREBY GIVEN that the Circuit court of Franklin county, virginia appointed Babbie ter, whose address is 700 Poplar Branch Lane, Penhook, VA 24137, as the Personal Representative of the Estate of Phillip Calvin Potter who died on October 24, 2018 domiciled in Franklin County, Virginia.

The Maryland resident agent for service of process is Lewis Lovett, whose address is 7316 Finns Lane, Lanham, MD 20706

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims

with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following

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

(2) Two months after the foreign personal representative mails or de-livers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other de-livery of the notice. Claims filed after that date or after a date extended by law will be barred

BABBIE A. POTTER Foreign Personal Representative

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

Estate No. 113915 134765 (7-11,7-18,7-25)

### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK RINALDO AKA: FRANCIS DOMINIC RINALDO

Notice is given that Mary M Walter, whose address is 3010 Mayberry Avenue, Huntingtown, MD 20639, was on June 14, 2019 appointed Personal Representative of the estate of Frank Rinaldo who died on May 13, 2019 with a will.

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of December, 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 (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

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.

creditor presents the claims within

MARY M WALTER Personal Representative

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

Estate No. 113961 134763 (7-11,7-18,7-25)

### LEGALS

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF PRESTON WOODARD

Notice is given that Esaias R Woodard, whose address is 6201 Field Street, Capitol Heights, MD 20743, was on June 17, 2019 appointed Personal Representative of the estate of Preston Woodard, who died on June 4, 2019 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of December, 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 undersigned, on or before the earlier of the following dates:

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

dwelling.

(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.

> ESAIAS R WOODARD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 113970 134764 (7-11,7-18,7-25)

### **LEGALS**

# **NOTICE**

FOR THE CHANGE OF McKenzie Amber Atkins

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-21051

the name of (Minor Child(ren)) McKenzie Amber Dicks to McKenzie Amber Atkins.

tion to the petition may be filed is August 5, 2019.

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

# **NOTICE**

IN THE MATTER OF: **Marley Sanayah Bennett Fentriss** 

FOR THE CHANGE OF NAME TO: Marley Sanayah Fentriss

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-19056

Marley Sanayah Bennett Fentriss to Marley Sanayah Fentriss

tion to the petition may be filed is August 5, 2019.

Mahasin El Amin

### **LEGALS**

Steven E Hoofnagle 165 Log Canoe Circle, Suite 1 Stevensville, MD 21666 410-643-1823

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF YOUNG JI PARK

Notice is given that Lauren Carre, whose address is 26P Queen Way, Chester, MD 21619, was on June 25, 2019 appointed Personal Representative of the estate of Young Ji Park who died on May 16, 2019 with a

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

Further information can be ob-

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of December, 2019

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

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

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

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

LAUREN CARRE Personal Representative

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

134761 (7-11,7-18,7-25)

Estate No. 113882

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID M TOMAN

AKA: DAVID MATTHEW TOMAN

Notice is given that Debra A Carignan, whose address is 6605 Ellen-wood Drive, La Plata, MD 20646 and Michael D Toman, whose address is 8237 Collingdale Way, Montgomery Village, MD 20886, were on July 3, 2019 appointed Co-Personal Representatives of the estate of David M Toman who died on June 8, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of January, 2020.

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

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

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

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

DEBRA A CARIGNAN MICHAEL D TOMAN Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 114110

(7-11,7-18,7-25) 134766

# **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**

**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 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 AUGUST 6, 2019 AT

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

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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

> > (7-18.7-25.8-1)

# (410) 825-2900 www.mid-atlanticauctioneers.com

134743

### It is the policy of Doctors Community Hospital, 8118 Good Luck Road,

**NOTICE** 

Lanham, Maryland, to adhere to all provisions of the Civil Rights Act of 1964. This policy means that no person is or shall be excluded from participation or denied benefits on the grounds of race, color, religion, sex, national origin, age, physical handi-cap or otherwise subjected to discrimination in the provision of any care or service. Room assignments as well as referrals to other agencies and facilities when necessary will also be made without regard to race, color, religion, sex, national origin, English proficiency, age or physical handicap. The nondiscriminatory policy of this facility applies to patients, physicians and employees

### 134786 (7-18,7-25)134787

### Doctors Community Hospital provides medically necessary services to all persons regardless of their ability to pay. Financial assistance is available for patients who do not have health insurance including Medicaid. Free care is provided to patients whose gross family income is at or below 200 percent of the Federal Poverty Guidelines. Reduced cost programs and medical hardship programs are also available. Financial assistance applications may be obtained in the Emergency or Óutpa-

**NOTICE** 

# IN THE MATTER OF:

tient Registration Departments as well as by calling the Business Office at 301-552-8186.

(7-18,7-25)

McKenzie Amber Dicks

# A petition has been filed to change

The latest day by which an objec-

134772

# A petition has been filed to change the name of (Minor Child(ren))

The latest day by which an objec-

Clerk of the Circuit Court for Prince George's County, Maryland 134773 (7-18)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2212 PECAN LANE **BOWIE, MD 20716** 

Under a power of sale contained in a certain Deed of Trust from Jerry N. Howard and Tanya L. Rainey-Howard, dated April 25, 2007 and recorded in Liber 27783, Folio 502 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$382,000.00, and an original interest rate of 2.880%, 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 AUGUST 6, 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 \$34,000.00 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, 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

134744 (7-18,7-25,8-1)

### **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

7304 EDMONSTON ROAD **COLLEGE PARK, MD 20740** 

Under a power of sale contained in a certain Deed of Trust from Roscoe T. Brown and Joyce S. Mullins, dated August 21, 1992 and recorded in Liber 8433, Folio 521 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,200.00, and an original interest rate of 5.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 23, 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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

134611 (7-4,7-11,7-18)

### **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 16105 AUDUBON LANE **BOWIE, MD 20716** 

Under a power of sale contained in a certain Deed of Trust from Philip Govan and Sarah Govan, dated January 30, 2018 and recorded in Liber 40672, Folio 249 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 23, 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

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 \$34,000.00 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 fresale, 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

134612 (7-4,7-11,7-18)

# The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

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

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

12104 RARITAN LANE BOWIE, MARYLAND 20715

By virtue of the power and authority contained in a Deed of Trust from Earl Johnson, dated August 25, 2005, and recorded in Liber 23239 at folio 177 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

### JULY 23, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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 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 # 18-601306)

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

### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$750.00 in each and every year.

# 7004 SAND CHERRY WAY CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Erika Hamilton, dated May 8, 2017, and recorded in Liber 39719 at folio 7 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

### JULY 23, 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 \$48,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and 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. Purpurchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-601126)

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

134616 (7-4,7-11,7-18)

### **LEGALS**

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

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$480.00 in each and every year.

# 8135 GRAYDEN LANE BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Newell G. Day, dated February 7, 2011, and recorded in Liber 32472 at folio 218 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

### JULY 23, 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict 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. Purpurchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603226)

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

134617 (7-4,7-11,7-18)

### OFFICIAL NOTICE SPECIAL ELECTION FOR THE TOWN OF UPPER MARLBORO

The Town of Upper Marlboro will hold a Special Election on Monday, August 5, 2019 to elect one Town resident to fill a vacancy on the Board of Town Commissioners for the remainder of the current term of office ending January 2020. Polling hours are from 1:00 pm to 8:00 pm at the Town Hall, 14211 School Lane, Upper Marlboro MD 20772. Only qualified voters who live within the corporate limits of The Town of Upper Marlboro are eligible to vote in this election. More info at: www.uppermarlboromd.gov.

> — Town of Upper Marlboro; By: M. David Williams, Town Clerk

<u>134798</u> (7-18)

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 08/09/2019

Please contact the Revenue Authority of Prince George's County at: 301-685-5358.

### **ALLEYCAT TOWING & RECOVERY 5110 BUCHANAN ST** EDMONSTON, MD 20781 301-864-0323

1997	FORD	F150	1FTDX18W0VND22661
1995	NISSAN	PATHFINDER	JN8HD17Y1SW061922
1996	TOYOTA	COROLLA	2T1BB02E1TC177713
	CHEVROLET	CAMPER	1TCA02838R1000144
	TRAILER		1GHGB242X8H028321
2001	THOMAS BUILT	THOMAS BUILT	1T88N4B1311091177
2006	LIFAN INDUSTI	RY LIFAN INDUSTRY	LF3PCM0G86B006413
1990	FORD	ECONOLINE 350	1FDKE30GXLHA82636
1988	CHEVROLET	NOVA	1Y1SK6149JZ017704
1998	GMC	JIMMY UTILITY	1GKCT18W9WK524445
2002	MAZDA	MILLENIA	JM1TA221421739655
1998	TOYOTA	COROLLA	2T1BR12E9WC045630
1980	GMC	KURBMASTER MD 706611	TPT32A3503205
2002	NISSAN	PATHFINDER	JN8DR09Y52W708412

### JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739

	2005	LEXUS	330			JTHBA30G255127538
	1995	HONDA	ACCORD			1HGCE1895SA005815
	2006	HYNDAI	SONATA			5NPEU46F26H106720
	2001	NISSAN	SENTRA			3N1CB51D21L525641
	1997	BUICK	LESABRE	VA	UXU5209	1G4HR52KOVH562506
	2004	MAZDA	MAZDA 6			1YVFP80D745N30749
	2002	BMW	X5			5UXFB33552LH37789
	2006	HYNDAI	SONATA	DC	EW5681	5NPEU46F26H106720
	2003	HONDA	ACCORD	MD	KVD581	1HGCM556X3A048150
134799					(7-18)	

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 8/3/2019

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

> **ANA TOWING 7820 MARLBORO PIKE** FORESTVILLE, MD. 20747 (301) 736-7703

2001 LINCOLN TOWN CAR MD 4AX2755 1LNHM82W21Y648509

### CHARLEY'S CRANE SERVICES 8613 OLD ARDMORE RD **LANDOVER MD 20785** 301-773-7670

2002	CHEVROLEI	IAHUE			IGNEN13 V 32J1003//
2006	LINCOLN	TOWN CAR	DC	01183H	1LNHM82W86Y650319
1997	LEXUS	ES300			JT8BF22G2V0007342
2015	NISSAN	ALTIMA	MD	5DM8815	1N4AL3AP0FN407472
2002	VOLKSWAGEN	PASSAT			WVWUK63BX2P342884
2007	CHEVROLET	MALIBU	OH	FNK9797	1G1ZS57F47F187400
1997	TOYOTA	AVALON	NC.	EMB7373	4T1BF12B0VU172987

### JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739

2003 MERCURY MARAUDER VA VTU1153 2MEHM75V83X658657 1996 ACURA JH4UA2647TC016704

> MCDONALD TOWING **2917 52ND AVENUE HYATTSVILLE MD 20781** 301-864-4133

2012 FREIGHTLINER SPRINTER MD 4CD0349 WDYPF1CC7C5629727

134800 (7-18)

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

### **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

# 9208 GEATON PARK PLACE GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust from Joshua Newman and LaReecea Walton, dated July 7, 2016 and recorded in Liber 38681, Folio 420 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$520,158.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 6, 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 \$51,000.00 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 Subproceeds 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

**802 RACHEL COURT** LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Calvin Thomas, dated November 25, 2017 and recorded in Liber 40682, Folio 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,008.00, 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 AUGUST 6, 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of outtion. 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 chase 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, in the loan status of the loan with the loan services the sale status of the loan with the loan services the sale status of the loan with the loan services the sale status of the loan with the sale status of the sale stat 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

134742 (7-18,7-25,8-1)

# **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 ROSE MARIE DRIVE FT. WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of Charles Coker and Estate of Betty J. Coker, dated January 18, 2001, and recorded in Liber 14338 at folio 238 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

### **AUGUST 6, 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 \$6,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600631

134729

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

(7-18,7-25,8-1)

**LEGALS** 

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

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$390.00 in each and every year.

# 6518 WALTERS PLACE DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Darlee Washington, dated February 4, 2008, and recorded in Liber 29347 at folio 070 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

### **AUGUST 6, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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. Tayes ground rent water rent and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and 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 # 19-600825)

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

134730 (7-18.7-25.8-1)

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 29, 2010, a certain Deed of Trust was executed by Samuel Randolph Matthews as Grantor(s) in favor of Bank of America, N.A. as Beneficiary, and Jake Geesing, Harold Bierman or Carrie Ward as Trustee(s), and was recorded on January 29, 2011, in Book 32358, Page 227 in the Office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated January 19, 2017, and recorded on April 8, 2017, in Book 39400, Page 377, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on December 13, 2018, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of June 30, 2019 is

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on July 23, 2019 at 11:00 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as:

12002 Cleaver Drive, Mitchellville, MD 20721

Tax ID: 13-1476704

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland.

The Secretary of Housing and Urban Development will bid

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$29,100.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$29,100.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: June 19, 2019

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: RICHARD E. SOLOMON Cohn, Goldberg & Deutsch, LLC 600 Baltimore Avenue, Suite 208 Towson, MD 21204 410-296-2550

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

134649 (7-4,7-11,7-18)

### **LEGALS**

### **NOTICE**

IN THE MATTER OF: Roger Wilkson Bull

FOR THE CHANGE OF Roger Wilkerson Bulls

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

Case No. CAE 19-21198 A petition has been filed to change the name of Roger Wilkson Bull to Roger Wilkerson Bulls.

The latest day by which an objection to the petition may be filed is August 5, 2019.

Mahasin El Amin Clerk of the Circuit Court for

Prince George's County, Maryland 134780

## **NOTICE**

IN THE MATTER OF: Anna Vasilievna Verbolova

FOR THE CHANGE OF NAME TO:

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-21163

A petition has been filed to change the name of Anna Vasilievna Verbolova to Anna Cross.

The latest day by which an objection to the petition may be filed is August 5, 2019.

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

134621

134781

### 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

1101 PINE LANE ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from R. Clarence Anthony-El and Beverly Anthony-El, dated July 9, 2007 and recorded in Liber 28239, Folio 609 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$275,920.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 23, 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 \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of e 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 roceeds 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

134613 (7-4,7-11,7-18)

### **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

7806 HARDER COURT CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Reginald O. Taylor and Eliza M. Taylor, dated July 27, 2015 and recorded in Liber 37314, Folio 188 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$316,766.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 23, 2019 AT 11:00

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, f any and with no warranty of any kind. A deposit of \$31,000.00 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 forced source. rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus roceeds 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 (7-4,7-11,7-18)

# The Prince George's Post Since 1932 3 0 1 - 6 2 7 - 0 9 0 0

<u>134614</u>

### **LEGALS**

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

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

1707 CINNAMON TEAL WAY UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Makeba Barnes and Darryl Barnes, dated March 23, 2006, and recorded in Liber 24835 at folio 234 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 23, 2019 AT 9:36 AM

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

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. 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 ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and 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. 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 # 18-603602)

### 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

(7-4,7-11,7-18)

# **LEGALS**

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

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

7015 EAST KILMER STREET HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Doris K. Colter, dated July 27, 2007, and recorded in Liber 28368 at folio 637 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

> JULY 23, 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of association dues, it ally, 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 # 19-600257)

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

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

### 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

### JULY 30, 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's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk

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

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

<u>134699</u> (7-11,7-18,7-25)

### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

### 7009 MASON STREET DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Desta Daggett, dated July 18, 2016, and recorded in Liber 38757 at folio 183 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

### JULY 30, 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk

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

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

<u>134700</u> (7-11,7-18,7-25)

### **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.

### 13609 WOODEDGE DRIVE BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Daysi Andrades, Ismael A. Molina Guerrero and Oscar A. Molina Guerrero, dated December 20, 2013, and recorded in Liber 35560 at folio 550 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

### JULY 23, 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 \$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 event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of th

### 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

134619 (7-4,7-11,7-18)

### 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

### 9533 FORT FOOTE RD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Lenora A. Harris, dated September 24, 2003 and recorded in Liber 18763, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$104,600.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 6, 2019 AT 11:00

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 \$6,800.00 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, 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

> > (7-18,7-25,8-1)

134735

134734

# 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

### 6912 40TH AVENUE JNIVERSITY PARK, MD 20782

Under a power of sale contained in a certain Deed of Trust from Melvin K. Elam, dated March 9, 2005 and recorded in Liber 22122, Folio 445 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next

day that court sits], on **AUGUST 6, 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 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, 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.

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

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

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

# 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

### 4305 RUSTLING LEAVES TERRACE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Sharlene A. Wallace, Shardie Dunbar and Joseph Wallace, dated May 19, 2006 and recorded in Liber 25303, Folio 345 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 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 6, 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 \$55,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, fa 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 deposif 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, 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

m (410) 825-2900 www.mid-atlanticauctioneers.com (7-18,7-25,8-1) 134736 (7-18,7-25,8-1)

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

### 11802 FOREST KNOLL COURT BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Thomas J. Haynes and Chenelle Harris, dated May 22, 2015, and recorded in Liber 37997 at folio 581 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

### JULY 30, 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of th

### 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

134701 (7-11,7-18,7-25)

### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

### 2109 RITCHIE ROAD DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Gordon C. Carpenter and Jackie M. Carpenter, dated September 15, 2006, and recorded in Liber 26346 at folio 135 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

### JULY 30, 2019 AT 9:36 AM

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

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

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

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

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

<u>134702</u> (7-11,7-18,7-25)

### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

### 1217 DRUM AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Telishia Millhouse, dated November 9, 2015, and recorded in Liber 37822 at folio 365 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

### JULY 23, 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of th

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

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

<u>134615</u> (7-4,7-11,7-18)

### 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

### 3504 WAYNESWOOD ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Anna K. Wilson, dated March 20, 2012 and recorded in Liber 33479, Folio 306 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on July 2, 2018 in the Land Records of Prince George's County at Liber No. 41090, Folio 100, with an original principal balance of \$152,922.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 6, 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 dwolling

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 \$12,000.00 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.

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

> > (7-18,7-25,8-1)

134738

134737

# 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

**HYATTSVILLE, MD 20785** 

Under a power of sale contained in a certain Deed of Trust from Algernon J. Cooper, III, dated August 26, 2011 and recorded in Liber 33000, Folio 115 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$184,315.00, 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 AUGUST 6, 2019 AT 11:00

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

LEGALS

### COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4903 GRID STREET BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from David A. Merkel and Diane G. Merkel, dated May 25, 2007 and recorded in Liber 28588, Folio 639 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$313,600.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 6, 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 \$31,000.00 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 deposif 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, 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

m (410) 825-2900 www.mid-atlanticauctioneers.com (7-18,7-25,8-1) 134739 (7-18,7-25,8-1)

### **NOTICE**

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

Substitute Trustees,

MINYI CHEN TU NGUYEN TUAN D. NGUYEN

10512 Thorne Drive Fort Washington, MD 20744 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14778

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10512 Thorne Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of July, 2019, provided a corpus of this NOTICE be provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of July, 2019.

The report states the purchase price at the Foreclosure sale to be \$569,880.00.

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

(7-11,7-18,7-25) 134692

### **NOTICE**

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

> Substitute Trustees, Plaintiffs

DAVITTA BAKER GREGORY BAKER 10201 Spring Water Lane Upper Marlboro, MD 20772

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-00100

Notice is hereby given this 27th day of June, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10201 Spring Water Lane, Upper Marlboro, MD 20772, 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 29th day of July, 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 29th day of

The report states the purchase price at the Foreclosure sale to be \$371,501.00.

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

(7-11,7-18,7-25)

### **NOTICE**

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

Plaintiffs

Gregory D. Stradford and Latisha S. Stradford

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

### MARYLAND **CIVIL NO. CAEF 19-02153**

ORDERED, this 26th day of June, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2231 Dawn Lane, N/A, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. (CSUllivan et al. Substitute O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of July, 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 26th day of

July, 2019, next.

The report states the amount of sale to be \$189,000.00.

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

<u>1346</u>47 (7-4,7-11,7-18)

### **NOTICE**

IN THE MATTER OF: Geraldleen Curtis

FOR THE CHANGE OF NAME TO: **Geraldine Curtis** 

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

Case No. CAE 19-20358 A petition has been filed to change the name of Geraldleen Curtis to

Geraldine Curtis. The latest day by which an objection to the petition may be filed is August 5, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134782 (7-18)

### **NOTICE**

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

Substitute Trustees,

CAROLYN A. HUCKSTEP 1732 Tulip Avenue District Heights, MD 20747 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-05366

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1732 Tulip Avenue, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof he shown on or becontrary thereof be shown on or before the 1st day of August, 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

1st day of August, 2019.

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

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

(7-11,7-18,7-25)134717

### **NOTICE**

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

> Substitute Trustees, **Plaintiffs**

JONATHAN KIRBY

JEANETTE SUTTON 16435 Pleasant Hill Court Bowie, MD 20716 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32361

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16435 Pleasant Hill Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$237,265.44.

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

(7-11,7-18,7-25)

**NOTICE** 

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

Substitute Trustees,

**Plaintiffs** 

TEOAKIE L. LOWERY ROSCOE WILLIAMS, JR. 119 Seneca Drive Oxon Hill, MD 20745

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-02188

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 119 Seneca Drive, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$183,000.00.

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

134723 (7-11,7-18,7-25)

### **NOTICE**

IN THE MATTER OF: Mack Harriet Mack

FOR THE CHANGE OF NAME TO:

Harriet Mack In the Circuit Court for

Prince George's County, Maryland Case No. CAE 19-20363

A petition has been filed to change the name of Mack Harriet Mack to

The latest day by which an objection to the petition may be filed is August 5, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134783 (7-18)

# **NOTICE**

**LEGALS** 

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

Substitute Trustees,

ALICE B. THOMAS JOSEPH LEROY THOMAS, JR. 16703 Mattawoman Lane Waldorf, MD 20601 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37087

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16703 Mattawoman Lane, Waldorf, MD 20601, 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 1st day of August, 2019, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

1st day of August, 2019.
The report states the purchase price at the Foreclosure sale to be \$175,560.00.

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

134719 (7-11,7-18,7-25)

### **NOTICE**

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

Substitute Trustees,

SABRINA J. BROWN WILLIE L. BROWN

9005 Loughran Road

Fort Washington, MD 20744

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

Case No. CAEF 19-12104 Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 9005 Loughran 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 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$258,000.00.

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

(7-11,7-18,7-25) 134721

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

Substitute Trustees,

ILYA CONTRERAS

SANTIAGO CONTRERAS 7010 Greeley Road Hyattsville, MD 20785

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07112

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7010 Greeley Road, Hyattsville, MD 20785, 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 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$180,700.00.

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

# **NOTICE**

(7-11,7-18,7-25)

IN THE MATTER OF: Carli Anastasia Lynch

134724

FOR THE CHANGE OF NAME TO: Carli Anastasia Paige

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

Case No. CAE 19-21053 A petition has been filed to change the name of Carli Anastasia Lynch to Carli Anastasia Paige.

The latest day by which an objec-

tion to the petition may be filed is August 5, 2019. Mahasin El Amin

Clerk of the Circuit Court for Prince George's County, Maryland 134784

### **NOTICE**

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

Substitute Trustees,

CONSTANCE F. FRYE LILLIE M. FRYE 2212 Dawn Lane Temple Hills A/R/T/A Hillcrest Heights, MD 20748 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-39185

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 2212 Dawn Lane, Temple Hills A/R/T/A Hillcrest Heights, MD 20748, 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 1st day of August, 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 1st day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$144,000.00.

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

### 134720 (7-11,7-18,7-25)

**NOTICE** 

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

Substitute Trustees, Plaintiffs

vs. KENICE R. JAMES 7601 Fontainebleau Drive Unit 2309 New Carrollton, MD 20784

### Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12099

Notice is hereby given this 1st day of July, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7601 Fontainebleau Drive, Unit 2309, New Carrollton, MD 20784, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be cause to the contrary thereof be shown on or before the 1st day of August, 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 1st day of Au-

gust, 2019. The report states the purchase price at the Foreclosure sale to be \$76,000.00.

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

(7-11,7-18,7-25) 134722

# THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

### **MEMORANDUM AND**

ORDER OF COURT

RONALD CONOVER, et al Plaintiff,

LAWRENCE HINTON, et al In the Circuit Court for Prince George's County, Maryland

Case No. CAL 18-32538

The above captioned matter has come before the Court on the Motion to Modify Scheduling Order (docket entry 32). After a review of the court file, a Second Amended Motion for Alternative Service (docket entry 28) was ruled by the Court as being moot (docket entry 31) due to the Affidavit of Service filed on May 24, 2019 (docket entry 27). Unfortunately, service by first class mail is not in accordance with Maryland Rule 2-121; it is, therefore, this 26th day of June, 2019, by the Circuit Court for Prince George 's

County, Maryland,
ORDERED, that the Motion for Alternative Service is **GRANTED**; and it is further,

ORDERED, that the Defendant,

Lawrence Hinton will be served pursuant to Maryland Rule 2-122(a)(2); (1) by publishing this notice at least once a week in each of three successive weeks in one or more newspapers of general circu-lation published in Prince George's County, the county in which this action is pending; and (2) by mailing a copy of the Writ of Summons and Complaint for Demand for Jury Trial to Defendant Lawrence Hin-Forbes Blvd., Lanham, MD 20706; and it is further,

ORDERED, that the Motion to

Modify Scheduling Order is **GRANTED** and the Pre-Trial Conference scheduling for August 7th is rescheduled to September 26, 2019 at 8:45 a.m. before Judge Davey.

JOHN P. DAVEY, Judge Circuit Court for Prince George's County True Copy—Test: Mahasin El Amin, Clerk

134788

### **LEGALS**

RAM GEHANI 12906 CRAIGLAWN COURT BELTSVILLE, MD 20795

vs.

ORDER OF PUBLICATION

Plaintiff

THE ESTATE OF MAROLE H. ATKINS PHILIP O. ATKINS, JR., PRESONAL REPRESENTATIVE 7304 ROCKRIDGE ROAD BALTIMORE, MD 21207

and

PRINCE GEORGE'S COUNTY SERVE: JARED M. MC CARTHY COUNTY ADMINISTRATORS BUILDING

14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MD 20772

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

Defendants

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

Case No. CAE 19-19420

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

this proceeding. The property described as: Seat Pleasant, 18th Election District, Lots 16, 17, 3,780.0000 Sq. Ft., Deanwood Park Block C, Assmt \$35,000 Map 0065 Grid 00E1 Parcel 000, Tax Account Number 18-2042547, Mann Chrott Carital Hills MD 20742 and Street, Capitol Hills, MD 20743, and

assessed to Atkins, Marole H.

for said County to the Plaintiff in

It is thereupon this 24th day of June, 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, warning all persons interested in the property to appear in ested in the property to appear in this Court by the 27th day of Au-gust, 2019, and redeem the property 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 134634 (7-4,7-11,7-18)

# ORDER OF PUBLICATION

Paradise Point, LLC Plaintiff

BELTSVILLE HEIGHTS INC.

0082768,

and

Prince George's County,

All unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property de-

scribed as: HIGHVIEW AVE BELTSVILLE

20705-0000 Also known as Account Number 01-

Defendants,

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14694

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

HIGHVIEW AVE BELTSVILLE 20705-0000

Also known as Account Number: 01-0082768.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the prop erty to appear in this Court by the 27th day of August, 2019 and re-deem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclos-

### **ORDER OF PUBLICATION**

Paradise Point, LLC

Plaintiff

Prince George's County, Maryland

CEDAR INVESTMENTS LC

and

scribed as:

0278804,

Plaintiff:

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property de-

LOT 5, CEDAR AVE, FORT WASH-INGTON 20744-0000

also known as Account Number 05-

Defendants,

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

Case No. CAE 19-14687 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes for Prince George's County to the

LOT 5, CEDAR AVE, FORT WASH-

INGTON 20744-0000

Also known as Account Number: 05-0278804.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclos-

property, and vesting in the Plaintiff a title, free and clear of all encum-MAHASIN EL AMIN

Clerk of the Circuit Court for

ing all rights of redemption in the

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk

(7-4,7-11,7-18)

Plaintiff

# **LEGALS**

**ORDER OF PUBLICATION** 

Paradise Point, LLC

134636

and

CEDAR INVESTMENTS LC

Prince George's County, Maryland

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to

scribed as: LOT 4, CEDAR AVE, FORT WASH-

INGTON 20744-0000

have an interest in the property de-

also known as Account Number 05-

Defendants,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14688

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes

for Prince George's County to the Plaintiff: LOT 4, CEDAR AVE FORT WASH-

also known as Account Number: 05-0278796.

INGTON 20744-0000

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 134637

(7-4,7-11,7-18)

ing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

True Copy—Test: Mahasin El Amin, Clerk (7-18,7-25,8-1) 134635

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

### **ORDER OF PUBLICATION**

Paradise Point, LLC

Plaintiff

BELTSVILLE HEIGHTS INC.

Prince George's County,

All unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

HIGHVIEW AVE BELTSVILLE 20705-0000

Also known as Account Number 01-0082750,

Defendants,

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14695

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

HIGHVIEW AVE BELTSVILLE 20705-0000

Also known as Account Number: 01-0082750.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the prop erty to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Ludgment will be entered forceles. Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 134638 (7-4,7-11,7-18)

ORDER OF PUBLICATION

Corey Maragh, Rajistree Ram-

sammy, Access National Bank,

Richard L. Sugarman, Trustee, and

all unknown owners of the property

described below, their heirs, de-

visees and personal representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns, or successors in

right, title and interest and any and

all persons having or claiming to

have an interest in the property de-

11234 OLD BALTIMORE PIKE

and also known as Account Num-

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 19-14690

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

redemption in the following property, sold by the Collector of Taxes

for Prince George's County to the

11234 OLD BALTIMORE PIKE

BELTSVILLE 20705-0000 and also

known as Account Number: 1-

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is therefore on this 24th day of

June, 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 a general circulation in Prince

three (3) successive weeks, warning all persons interested in the property to appear in this Court by the

27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final

Judgment will be entered foreclos-

ing all rights of redemption in the property, and vesting in the Plaintiff

a title, free and clear of all encum-

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

eorge's County once a week for

Defendants,

Paradise Point, LLC

scribed as:

BELTSVILLE 20705

ber 1-3018249,

Plaintiff:

3018249

134642

### ORDER OF PUBLICATION

Paradise Point, LLC

Robert M. Nargi, Jean M. Whyers, Ronald B. Edlavitch, Trustee, Ten-Forty Corporation, Prince George's

and all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the prop-

7305 DOWER HOUSE RD UPPER MARLBORO 20772-0000

erty described as:

and also known as Account Number 15-1784628,

Defendants,

Plaintiff

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14693

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

7305 DOWER HOUSE RD UPPER MARLBORO 20772-0000

and also known as Account Number: 15-1784628.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk (7-4,7-11,7-18) 134639

## **ORDER OF PUBLICATION**

**LEGALS** 

Paradise Point, LLC Plaintiff

SALVATION ARMY. Prince George's County, Maryland

and all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

KENILWORTH AVE HYATTSVILLE 20781-0000

and also known as Account Number 02-0105262,

Defendants,

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14692

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

KENILWORTH AVE HYATTSVILLE 20781-0000

Also known as Account Number: 02-0105262.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin Él Amin, Clerk (7-4,7-11,7-18) 134640

### ORDER OF PUBLICATION

Paradise Point, LLC Plaintiff

Wali Muhammad, Shabazz Alia, Dawn Crowe, Lennell Crowe, Prince George's County, Maryland

and all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

010629 Gross Ln., Beltsville, MD 20705

Also known as Account Number 01-0015156,

Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14691

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

010629 Gross Ln., Beltsville, MD 20705

Also known as Account Number 01-0015156.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the prop erty to appear in this Court by the 27th day of August, 2019 and re-deem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk (7-4,7-11,7-18) 134641

Paradise Point, LLC

CEDAR INVESTMENTS LC

Prince George's County, Maryland

all unknown owners of the property

described below, their heirs, de-

visees and personal representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns, or successors in

right, title and interest and any and

all persons having or claiming to

have an interest in the property de-

Plaintiff

### **LEGALS**

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 07/26/2019 Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the An-

notated 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.

MECHANIC'S LIEN SALE

LOT#8342, 1994 CROWNLINE 27 BOAT HULL# JTC16221J394 DL# 8940 AE MARKEL'S BOAT YARD 7745 NORTH POINT CREEK RD **EDGEMERE** 

LOT#9009, 1983 WELLCRAFT 17'7" BOAT MD# 9530 AP HULL# WEL885730783 KING'S PARK MINI STORAGE 3622 OLD SILVER HILL RD **SUITLAND** 

LOT#9082, 1982 HATTERAS 46.1' BOAT HIN# HATAS626M83E USCG# 661473 BOAT NAMED: MAGIC HATT (ON BOAT) BOAT NAMED: BEOWULF (ON RECORD) BOWLEY'S MARINA INC 1700 BOWLEY'S QUARTERS RD MIDDLE RIVER

LOT# 9109, 2011 BMW VIN# 5UXWX5C53BL700461 **CSE AUTOMOTIVE** 6306 OLD BRANCH AVE #H TEMPLE HILLS

LOT#9113, 2012 MERCEDES VIN# WDDHF8JB8CA633267 INSPECTION PLUS 7615 A&B RICKENBACKER DR **GAITHERSBURG** 

LOT#9118, 2018 ACURA VIN# 19UDE2F39JA009471 CITYSIDE AUTO BODY 6320 AARON LN CLINTON

LOT#9120, 2010 LINCOLN VIN# 2LMHJ5FR6ABJ12515 LEADING EDGE AUTOBODY 5807 FALLS RD **BALTIMORE** 

LOT#9136, 1984 CHRISCRAFT 33' MD# 2361 AL HIN# CCHDW120M84I HERRINGTON NORTH 389 DEALE RD TRACEY'S LANDING

LOT#9140, 1998 HONDA VIN# 1HGEJ8247WL074901 **BROTHERS COLLISION** 4902 SNADER AVE BALTIMORE

LOT#9146, 2008 BMW VIN# WBAHL83578DT13774 **B&B AUTO BODY LLC** 1493 RIVER RD **CROWNSVILLE** 

LOT#9147, 2011 HYUNDAI VIN# KMHCM3AC7BU194142 WOODSBORO AUTO SALES 5 COUNCIL DR WOODSBORO

LOT#9156, 1986 CARVER 32.20' BOAT USCG# 900645 HIN# CDRN9122C686 **BOAT NAMED: LEGASEA** HERRINGTON HARBOUR 7149 LAKE SHORE DR

NORTH BEACH

LOT#9157, 2005 SEA RAY 35.8' **BOAT** HIN# SERF0521B505 USCG# 1173636 BOAT NAMED: SEA RASCAL HERRINGTON HARBOUR

7149 LAKE SHORE DR NORTH BEACH LOT#9158, 1977 BERTRAM 32.8'

HIN# BERH0557M77I USCG# 685873 BOAT NAMED: AHABS REVENGE HERRINGTON HARBOUR SOUTH 7149 LAKE SHORE DR NORTH BEACH

LOT#9160, 1968 PACEMAKER 43' **BOAT** HIN# N/A USCG# 545899 BOAT NAMED: PHYLLIS LOUISE HERRINGTON HARBOUR NORTH 389 DEALE RD TRACEY'S LANDING

LOT#9164, 1974 REVEL CR 24' BOAT HIN# RCM001310574 MD# 8804 V ROD N REEL MARINA WEST CHESAPEAKE BEACH

LOT#9165, 1989 RENKEN 20' BOAT HIN# RBMDB210B989 VA# 9599 XX ROD N REEL MARINA WEST 4055 GORDON STINNETT AVE

CHEASAPEKAE BEACH

LOT#9166, 2012 DODGE VIN# 2C3CDXBG5CH111362 DARCARS CHRYSLER JEEP DODGE 5060 AUTH WAY MARLOW HEIGHTS

LOT#9167, 2003 CHEVROLET VIN# 1GNDT13S332369138 EASTON SERVICE CENTER INC 503 NORTH ST **EASTON** 

LOT#9170, 2002 GMC VIN# 3GDKC34F12M114276 DOUG'S GARAGE 2 PENNSYLVANIA AVE WESTMINSTER

LOT#9168, 2014 HYUNDAI VIN# 5NPEB4AC6EH839659 MID ATLANTIC MUFFLER & **BRAKE** 4407 YORK RD BALTIMORE

LOT#9171, 2011 HONDA VIN# 1HGCS2A88BA005064 JD AUTO CARE 7622 MARLBORO PIKE **FORESTVILLE** 

LOT#9172, 2009 VOLKSWAGON VIN# 2V8HW54X59R553644 JD AUTO CARE 7622 MARLBORO PIKE FORESTVILLE

LOT#9173, 2007 CHEVROLET VIN# 3GNFK12367G157255 LOTHIAN AUTOMOTIVE 5463 SOUTHERN MARYLAND BLVD LOTHIAN

LOT#9174, 1999 MERCEDES-BENZ VIN# WDBIH82F3XX027612 VINCE'S MOTORS 4411 E MONUMENT ST BALTIMORE

LOT#9177, 2011 CHEVROLET VIN# 2G1FE1ED0B9115163 STOUFFER'S AUTO REPAIR LLC 17810 BROADFORDING RD HAGERSTOWN

LOT#9178, 2014 FORD VIN# 1ZVBP8AM5E5242522 VINCE'S MOTORS 4411 E MONUMENT ST **BALTIMORE** 

LOT#9179, 2005 KIA VIN# KNDJE723157121706 DARCARS FORD LANHAM KIA 9020 LANHAM SEVERN RD IANHAN

TERMS OF SALE: CASH **PUBLIC SALE** The Auctioneer reserves the right

to post a Minimum Bid Freestate Lien & Recovery, Inc. 610 Bayard Road Lothian, MD 20711

410-867-9079 (7-11,7-18)

### **LEGALS**

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

TO ALL PERSONS INTERESTED KENNETH R KING

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

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 undersigned, on or before the earlier of the following dates:

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

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.

Personal Representative

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

Estate No. 112524 (7-4,7-11,7-18)

# **LEGALS**

ORDER OF PUBLICATION

Paradise Point, LLC Plaintiff

BBIM INC

Plaintiff

and Prince George's County, Maryland

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in

have an interest in the property de-2901 RITCHIE MARLBORO RD

right, title and interest and any and

all persons having or claiming to

UPPER MARLBORO 20772-0000 Also known as Account Number 15-

Defendants, In the Circuit Court for

### Prince George's County, Maryland Case No. CAE 19-14696

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

2901 RITCHIE MARLBORO RD UPPER MARLBORO 20772-0000

also known as Account Number: 15-1780675

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk True Copy—Test: Mahasin Él Amin, Clerk (7-4,7-11,7-18)134643 (7-4,7-11,7-18)

# ORDER OF PUBLICATION ORDER OF PUBLICATION

Paradise Point, LLC Plaintiff

CEDAR INVESTMENTS LC

all unknown owners of the property

Prince George's County, Maryland

described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

LOT 8, CEDAR AVE, FORT WASH-INGTON 20744-0000

also known as Account Number 05-Defendants,

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14684

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

LOT 8, CEDAR AVE FORT WASH-INGTON 20744-0000

also known as Account Number: 05-0278838.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 24th day of June, 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 a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff title, free and clear of all encum-

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin Él Amin, Clerk

(7-4,7-11,7-18)

134644

True Copy—Test: Mahasin El Amin, Clerk 134645 (7-4,7-11,7-18)

### scribed as: LOT 9, CEDAR AVE, FORT WASH-INGTON 20744-0000

also known as Account Number 05-

Defendants,

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

Case No. CAE 19-14685

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

LOT 9, CEDAR AVE FORT WASH-INGTON 20744-0000

also known as Account Number: 05-0278846

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is therefore on this 24th day of June, 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 once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2019 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff title, free and clear of all encum-

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

4055 GORDON STINNETT AVE

Notice is given that Martin G Oliverio, whose address is 14300 Gallant Fox Lane Suite 218, Bowie, MD 20715, was on June 20, 2019 appointed Personal Representative of the estate of Kenneth R King, who died on December 25, 2018 without

tative or the attorney.

(1) Six months from the date of the

(2) Two months after the personal

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.

MARTIN G OLIVERIO

134659

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

1529 WESLEY ST. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 6, 2005 and recorded in Liber 23589, Folio 429 among the Land Records of Prince George's County, MD, with an original principal balance of \$145,000.00, 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

### AUGUST 6, 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 \$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 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

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

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

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

### **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

7201 GLEN PINE ST. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated March 31, 2008 and recorded in Liber 29578, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$628,450.00, 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

### AUGUST 6, 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 \$61,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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 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 Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 196792-1)

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

7509 GREENBROOK DR. GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated October 31, 2007 and recorded in Liber 28973, Folio 408 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,000.00, 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

### AUGUST 6, 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 \$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 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 purer, 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 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. 182349-1)

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>134752</u> (7-18,7-25,8-1) <u>134753</u> (7-18,7-25,8-1) <u>134754</u> (7-18,7-25,8-1)

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

# 516 CLOVIS AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 16, 2010 and recorded in Liber 31902, Folio 610 among the Land Records of Prince George's County, MD, with an original principal balance of \$125,006.00, 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

### JULY 23, 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 \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in sale within ten days of final ratification of the sale by the Circuit Court. 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 or nomesteau 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 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 sale: In any such event, this sale 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 receive you if such surplus grounds the purchaser. 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. 321309-1)

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

134627 (7-4,7-11,7-18)

> 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 Frince 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

### JULY 23, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 319177-1)

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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

### **LEGALS**

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

### 13922 LORD FAIRFAX PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 13, 2007 and recorded in Liber 27751, Folio 220 among the Land Records of Prince George's County, MD, with an original principal balance of \$312,500.00, 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

### JULY 23, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or dechaser. 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. 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 sale: If any such event, this sale 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 resole oven if such surplus resulting remaining various property. 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. 330597-1)

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

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(7-4,7-11,7-18)<u>134628</u>

> **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

### 13302 WILLIAMS DR. **BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated December 27, 2016 and recorded in Liber 39243, Folio 227 among the Land Records of Prince George's County, MD, with an original principal balance of \$110,500.00, 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

### JULY 23, 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 \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occaposit retained by Sub. Trustees as inquitated daffages 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. 333887-3)

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

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(7-4,7-11,7-18)

134632

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### **LEGALS**

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

7728 HANOVER PKWY., APT. #218 A/R/T/A APT. #203 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated August 17, 2007 and recorded in Liber 28474, Folio 260 among the Land Records of Prince George's County, MD, with an original principal balance of \$207,000.00, 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

### JULY 23, 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 described as Unit 218, in a horizontal property regime known as "Greenbriar Condominium Phase I" and more fully described in the aforesaid Deed of

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. Trust love from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIMÉ 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 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 cale remody in law or country shall be the return of the danceit without in sale: In any such event, this sale shall be thull 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 resole oven if such surplus results resulting from said resole oven if such surplus results results are 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. 21/240.1) interest. (Matter No. 314840-1)

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

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<u>134629</u> (7-4,7-11,7-18)

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# (301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

# 12206 LIVINGSTON RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 16, 2017 and recorded in Liber 39216, Folio 87 among the Land Records of Prince George's County, MD, with an original principal balance of \$379,438.00, 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

### JULY 23, 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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defrave cost during construction of public water or wastewater facilities. 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 tacting the heritoider. 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 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. 327021-1)

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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

### 2206 HANNON ST. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated January 7, 2005 and recorded in Liber 21345, Folio 720 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,000.00, 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

### JULY 23, 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 \$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 redit. 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 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 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 l

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

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<u>134600</u> (7-4,7-11,7-18)

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

# 5771 GLADSTONE WAY CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated September 24, 2009 and recorded in Liber 31052, Folio 64 among the Land Records of Prince George's County, MD, with an original principal balance of \$216,347.00, 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

### JULY 23, 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 327211-1)

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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

### 12215 PARKTON CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 22, 2006 and recorded in Liber 26160, Folio 415 among the Land Records of Prince George's County, MD, with an original principal balance of \$331,200.00, 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

### JULY 23, 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.

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 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

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134623 (7-4,7-11,7-18)

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

### 10100 BENDING BROOK WAY UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated October 29, 2007 and recorded in Liber 28973, Folio 429 among the Land Records of Prince George's County, MD, with an original principal balance of \$375,300.00, 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

### JULY 23, 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 \$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 for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without 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 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. 336169-1)

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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

### **LEGALS**

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

### 7258 DONNELL PL., UNIT # D2 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated June 8, 2007 and recorded in Liber 28067, Folio 483 among the Land Records of Prince George's County, MD, with an original principal balance of \$182,000.00, 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

### JULY 23, 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 described as Unit No. 7258-D-2 in Holly Hill 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 \$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 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 conacting 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 subj

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134597 (7-4,7-11,7-18)

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# (301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 5008 KENESAW ST. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated November 17, 2005 and recorded in Liber 24353, Folio 16 among the Land Records of Prince George's County, MD, with an original principal balance of \$262,500.00, 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

### JULY 23, 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 \$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 ESENCE 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 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

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

### 3718 COOPER LA. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated July 26, 2005 and recorded in Liber 23338, Folio 215 among the Land Records of Prince George's County, MD, with an original principal balance of \$156,000.00, 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

### AUGUST 6, 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 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 redit. All other public and/or private charges on sasessments, 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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a condition to recordation, are payable by purchaser, whether or not purchaser is a loss of the loan with the loan servicer inc

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134755 (7-18,7-25,8-1)

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### 11811 OLD FORT RD. FORT WASHINGTON, MD 20744

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

Under a power of sale contained in a certain Deed of Trust dated March 3, 2016 and recorded in Liber 37991, Folio 585 among the Land Records of Prince George's County, MD, with an original principal balance of \$358,155.00, 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

### JULY 30, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 336588-1)

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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

### 7805 DEN MEADE AVE. I/R/T/A 7805 DEN MEAD AVE. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 28, 2006 and recorded in Liber 26569, Folio 132 among the Land Records of Prince George's County, MD, with an original principal balance of \$356,000.00, 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

### AUGUST 6, 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 \$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 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

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134756 (7-18,7-25,8-1)

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

(301) 961-6555

### 9702 FRANKLIN AVE. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated April 23, 2008 and recorded in Liber 29833, Folio 102 among the Land Records of Prince George's County, MD, with an original principal balance of \$255,977.00, 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

### JULY 23, 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 \$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 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. 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 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 Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 66372-2)

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### LEGALS

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

### 1202 BIRCHWOOD DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated August 20, 1998 and recorded in Liber 12620, Folio 88 among the Land Records of Prince George's County, MD, with an original principal balance of \$128,248.00, 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

### AUGUST 6, 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 \$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 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 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 subjec

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134757 (7-18,7-25,8-1)

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# (301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

Rockville, MD 20852

### 14321 DEVINGER PL. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated November 18, 2015 and recorded in Liber 37723, Folio 344 and re-recorded in Liber 37956, Folio 444 among the Land Records of Prince George's County, MD, with an original principal balance of \$387,688.00, 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

### AUGUST 6, 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 \$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 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 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 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 proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the 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. 333919-1)

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