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LEGALS

MOTOR VEHICLE AUCTION

Pursuant to Article 25-207 of the Maryland Motor Vehicle Laws, the following vehicles will be sold at Public Auction on Friday, September 13, 2019 at the Prince George's County Abandoned Vehicle Unit, 4920 Ritchie Marlboro Road, Upper Marlboro, Maryland.

Registration is from 7:30 A.M. to 9:30 A.M. REGISTRATION WITH A VĂLID DRIVER'S LICENSE OR IDENTIFICATION CARD IS RE-**QUIRED TO ENTER**. No person under the age of sixteen (16) will be

FAILURE TO FOLLOW AUCTION RULES AND REGULATIONS WILL RESULT IN REMOVAL FROM THE PROPERTY AND NO AD-MITTANCE TO FUTURE AUCTIONS

ALL VEHICLES SOLD "AS IS" WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED. VIEWING/INSPECTION OF VEHICLES FOR SALE PERMITTED THE DAY OF AUCTION ONLY.

ALL VEHICLES UPON WHICH YOU SUCCESSFULLY BID MUST BE PAID FOR NO LATER THAN 2 P.M. THE DAY OF THE AUCTION. Methods of payment are cash, certified check, money order or Credit Card. Failure to remove your paid auction vehicle by September 20, 2019 will result in additional towing and storage fees or forfeiture.

REMOVAL OF VEHICLES BY APPROVED TOWING ONLY.

NO REPAIRS OF ANY KIND PERMITTED ON THE LOT.

Prince George's County is not bound by the stated year of vehicle. These described motor vehicles have been declared abandoned under the provisions of the Transportation Articles 25-202 to 25-208 inclusive of the Maryland Motor Vehicle Laws, 1985, and have been taken into custody by the Prince George's County Police Department or the Department of Environmental Resources and stored. Efforts to identify and locate the owner(s) and/or secured parties have been unsuccessful. This notice is to inform the owner(s) and/or secured parties that they may exercise their right to reclaim said vehicles within twenty-one (21) days of the date of this notice. All charges and costs resulting from the towing, storage and notification are the responsibility of the owner(s) and/or secured parties. Failure to reclaim a vehicle within the twentyone (21) days from the date of this notice is deemed to be a waiver of all rights, interest and title and consent to sale at Public Auction under Title 25-207 or to be otherwise disposed of as provided by Law. Prince George's County reserves the right to bid on any of the below described motor vehicles.

To reclaim a motor vehicle, interested parties may contact:

ABANDONED VEHICLE UNIT

4920 Ritchie Marlboro Road Upper Marlboro, Maryland 20772 PHONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE, INC.

LOT # YR. MAKE

Immediately following the vehicle auction miscellaneous items will be auctioned in lots. Items may be, but are not limited to tools, car seats, toys and other items removed from vehicles. All miscellaneous items on which you successfully bid must be paid for and removed from the property no later than 2:00 p.m. September 13, 2019. Methods of payment are cash, certified check, money order or Credit Card

The Abandoned Vehicle Unit of the Department of Environmental Resources encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation. If you are disabled and in need of assistance during the auction, you must contact the Abandoned Vehicle Unit no later than September 6, 2019 for arrangements(week earlier than auction)

BODY

V.I.N.

C5053N 1998 SPCT TLSW99471PA C5094N 1992 SPARTAN 4S7KT9T13NC005044 CA C8642N 2004 WORKHORSE CA 5B4MP67G643390115 TL. 1EA1S2926X2888902 C8664N 1999 FLEETWOOD 1C9CA3E215G099085 C8816N 2005 MASTERTRACK TLC8869N 1998 HUDSON 10HHSE140W1000018 TL. C5049K 1992 ACURA JH4KA7666NC024852 C5109P 1999 ACURA 2D 19UYA225XXL007665 C5117P 2000 ACURA 4D 19UUA5662YA022239 C5154J 2005 ACURA 4D JH4KB165X5C015718 C5180J 2005 ACURA 19UUA66225A070788 C5201G 1994 ACURA 4D JH4DB7642RS001049 JH4KA96592C014251 C8652B 2002 ACURA C8707C 1998 ACURA 4D JH4KA9682WC011871 C8729D 1999 ACURA 4D 19UUA5644XA039590 C8731D 1999 ACURA 2D 19UYA2257XL002357 C8893I 2000 ACURA 2DJH4DC4455YS007188 C8870H 2003 AUDI 4D WAULT64B73N051826 C5013J 1995 BMW WBAHE1329SGE55463 4D C5107P 2003 BMW 4D WBAEV33433KL60456 5UXFA535X2LP53627 C5128P 2002 BMW MP C5185H 2003 BMW 4D WBADT63453CK30711 C5211K 2006 BMW SW WBAVT13586KW22771 C8631A 1986 BMW 4D WBAFH8407G0974674 C8632A 2000 BMW 4D WBAGH8349YDP07894 C8716D 2004 BMW 4D WBAGL63454DP68902 C8745E 2003 BMW 4D WBADT43403G024211 C8749E 2004 BMW WBANA53514B849178 C8857H 2001 BMW 4D WBAAV53451FJ67905 C8861H 2000 BMW 4D WBADM5341YBY19629 4D C8876I 2001 BMW WBAAV33491FU79102 C5119M 2001 BUICK 1G4CW54K014279220 C5161E 2002 BUICK 4D 2G4WS52J321139629 C8633A 2001 BUICK 4D 2G4WS52J511297985 C8640A 2004 BUICK MP 5GADT13S242329029 C8656B 2001 BUICK 4D 2G4WS52J611144483 C8787E 1992 BUICK 4D 1G4BN5375NR432582 C8789F 1992 BUICK 4D 1G4BT5374NR438086 C5022J 1999 CADILLAC 4D 1G6KS54Y9XU931442 C5047K 2004 CADILLAC 1G6KF57994U205956 4D C5071L 1983 CADILLAC 2D 1G6AL5785DE657246 2D1G6VS3399PU127783 C5074L 1993 CADILLAC C5091I 2001 CADILLAC 4D 1G6KD54Y11U171296 C5198C 1995 CADILLAC 2D 1G6EL12Y0SU610940 C8273A 2007 CADILLAC 4D 1G6KD57Y57U202151 4D C8692C 2005 CADILLAC 1G6DP567350182494 C8698C 2001 CADILLAC 4D W06VR54RX1R041056 C8712D 1997 CADILLAC 4D 1G6KF5494VU250339 C8829G 2006 CADILLAC 1G6KD57Y26U207094 4D C8879H 2002 CADILLAC 4D 1G6KE57Y72U305206 C5003N 1985 CHEVROLET CA 1GBKP37W1F3307737 C5034N 1998 CHEVROLET PU 1GCHK39J9WF068037 C5036K 1995 CHEVROLET 1G1BL52P5SR173544 C5046K 2007 CHEVROLET MP 2CNDL13F376029410 C5050K 1995 CHEVROLET 4D 1G1BL52P0SR175766 C5064L 2001 CHEVROLET PU 1GCCS195118161052 C5078L 2006 CHEVROLET 1G1ZS51F16F247057 C5083K 2008 CHEVROLET 4D 2G1WT58N581222931 C5087L 2002 CHEVROLET VN 1GCGG29R221140278 C5090K 1983 CHEVROLET SW 2G1AN35H3D1273460 C5095P 1990 CHEVROLET VN 1GCCM15Z5LB186299 C5120P 1973 CHEVROLET 2D 1X27D3W199835 C5132P 2005 CHEVROLET 4D 2G1WF52E859340839 C5163A 2005 CHEVROLET MP 2CNDL23F256044368 C5187F 2010 CHEVROLET 4D 2G1WB5EN8A1248100 C5192F 2008 CHEVROLET PU 1GCCS149388179878 C5194P 2004 CHEVROLET MP 1GNEK13V64J196871 C5204M 1995 CHEVROLET VN 1GNDM19W0SB247522 C5209I 1996 CHEVROLET 4D 1G1JC5249T7283849

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LEGALS

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C5142P 2007 NISSAN

C5148M 2013 NISSAN

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C5085L 2000 MERCEDES-BENZ C5125M 1982 MERCEDES-BENZ 2D C5169D 2002 MERCEDES-BENZ C5203P 1998 MERCEDES-BENZ 4D C8715D 1997 MERCEDES-BENZ C8771E 1997 MERCEDES-BENZ 4D C8796F 2002 MERCEDES-BENZ C8818G 1998 MERCEDES-BENZ C5123M 2003 MINI COOPER C8727D 2003 MITSUBISHI C8817G 2002 MITSUBISHI C5004J 2001 NISSAN

4D 4D 2D MP 2D 4D C5006J 2003 NISSAN 4D C5032H 2006 NISSAN 4D C5035J 2005 NISSAN C5067L 2001 NISSAN C5084L 1994 NISSAN 4D C5088K 2000 NISSAN 4D C5101L 2004 NISSAN C5137P 2004 NISSAN

1N4AL11D36N434689 MP JN8AZ08T25W326352 MP JN8DR07Y61W512898 1N4EB31PXRC839149 JN1CA31A7YT029060 VN 5N1BV28U34N325484 4D 1N4BA41E24C844574 PU 1N6DD26S72C332266 1N4AL21E67N421306 4D 3N1AB7AP8DL641802 4D 3N1AB7AP1EY224493

(Continued on Page A10)

4D

MP

4D

4D

(Confinued from Page A9) C8671B 2007 NISSAN 1N4BA41E97C805369 C8677B 2006 NISSAN 4D 1N4BA41E16C849607 C8689C 2005 NISSAN 5N1BV28U25N131627 VN C8721D 2000 NISSAN 4D JN1CA31DXYT560229 C8724A 2002 NISSAN MP 5N1ED28Y82C585018 C8725D 1999 NISSAN 4D JN1CA21D3XT811682 C8733A 1991 NISSAN 1N4GB32A3MC808157 C8795F 2007 NISSAN 4D 3N1AB61E17L630587 C8815G 2000 NISSAN MP 5N1ED28Y0YC574264 IN8AZ08W26W550832 C8845H 2006 NISSAN MP C8884I 2005 NISSAN 1N4AL11E25C236107 C5015J 1985 OLDSMOBILE 4D 1G3BY69Y9FY369527 C8748E 1999 PLYMOUTH 4D 1P3ES47C7XD108867 C5110M 2005 PONTIAC 4D 1G2NE52FX5M186379 C5188E 2002 PONTIAC 1G2HY54K824212908 C8676B 2001 PONTIAC 4D 1G2NF52E11M619229 C8683C 1995 PONTIAC 2D2G2FS22S7S2219199 C8805G 2002 PONTIAC 4D 1G2WR521X2F167277 C5248H 1999 SAAB 2D YS3DD75N8X7004181 C5232E 2009 SCION 2D JTKDE167690291557 C8744E 2006 SCION MP ITLKT334464099136 C8860H 2008 SMART 2D WMEEJ31X58K108308 C5054K 2008 SATURN 5GZER23798I186867 MP C5069L 1997 SATURN 1G8ZK5278VZ185436 C5100K 1995 SATURN 2D 1G8ZE1281SZ127687 C5165M 2007 SATURN MP 5GZCZ53417S806957 1G8AI52F15Z174236 C5219F 2005 SATURN 4D C5175F 2012 SUBARU JF1GJAH60CH022358 4S3BG6850V7654910 C8666B 1997 SUBARU SW C8764E 2000 SUBARU SW 4S3BH6656Y7611760 C8822G 2007 SUZUKI MP IS2YB413775105439 C8851H 2008 SUZUKI KL5JD66Z98K860244 C5026I 1998 TOYOTA 4T1BG22K0WU223344 4D C5059K 2000 TOYOTA MP JT3HP10V1Y7159407 C5066L 1997 TOYOTA 4D 4T1BG22K1VU753112 C5079L 2003 TOYOTA 2D 2T1CE22PX3C023980 C5092I 2003 TOYOTA MP JTEHF21A030109725 C5118P 1999 TOYOTA 4D 2T1BR12E3XC248563 C5124P 1994 TOYOTA 2D JT2ST07N9R0014874 C5189M 1996 TOYOTA 2T1BB02E2TC139746 C5205H 2001 TOYOTA 4D 2T1BR12E81C508298 C5206G 2000 TOYOTA 2D 2T1CG22P1YC383530 C5208P 2001 TOYOTA 4D 2T1BR12E31C477512 C5215C 1995 TOYOTA 4T1SK12E3SU628076 C5216L 2007 TOYOTA 4D JTNBE46KX73098792 C5221C 1999 TOYOTA 4D 4T1BG22K0XU591783 C5223J 2000 TOYOTA 4D2T1BR12E6YC348349 C5225L 2004 TOYOTA 4D 4T1BE30K94U303432 C5251P 2007 TOYOTA 4T1BK36B77U204807 C8627A 2014 TOYOTA VN 5TDZK3DC4ES460645 C8657A 1998 TOYOTA 4D 2T1BR18E8WC028552 1NXBR32E36Z586392 C8660B 2006 TOYOTA 4D C8675A 1997 TOYOTA 4T1BF22K2VU900962 C8691C 2000 TOYOTA 4D 4T1BG22K5YU988553 C8705A 2007 TOYOTA 2D JTDJT923375062982 C8708C 2002 TOYOTA MP 5TDBT48AX2S082422 C8720D 2000 TOYOTA 2T1BR12E4YC328729 C8737C 2017 TOYOTA 4D 3MYDLBYV1HY175512 JT2BG22K7V0063272 C8770E 1997 TOYOTA 4D C8773E 1992 TOYOTA 4D 4T1SK11E6NU070911 C8781F 1991 TOYOTA 4T1VV21E5MU069242 C8790F 2015 TOYOTA 4D JTDZN3EU2FJ039729 C8798F 2009 TOYOTA 4D 4T1BE46K99U401199 C8821F 2010 TOYOTA 4D 1NXBU4EE9AZ225418 C8836H 1995 TOYOTA 4T1GB11E3SU012806 C5097P 1999 VOLKSWAGEN 2D 3VWDD21C0XM461407 WVWVH63B43E323408 C5102M 2003 VOLKSWAGEN SW C5139M 2005 VOLKSWAGEN 4D 3VWPF71KX5M628073 C5238J 1999 VOLKSWAGEN WVWMA63B9XE366910 WVWRH63B72E024432 C5239I 2002 VOLKSWAGEN C5253M 2002 VOLKSWAGEN 4D 3VWSK69M12M163099 C8651B 2003 VOLKSWAGEN 4D 3VWSK69M23M176901 C8665A 2002 VOLKSWAGEN 9BWGK61J124014381 4D

MOTOR VEHICLE AUCTION

YV1VS295X2F851260

YV1RH592X62500823

PART 2. SCRAP VEHICLES

C5001J 2002 VOLVO

C5068L 2006 VOLVO

Subsequent to the normal auction of the vehicles described above, the following vehicles will be sold by auction as one lot. All rules and procedures for the normal auction shall apply except where stated differently in this ad. ONLY LICENSED AUTOMOTIVE DISMANTLERS AND RECYCLERS MAY VIEW AND BID ON THE LOT. Bidders must have registered as part of the normal registration process as described previously in this advertisement. The successful bidder must pay for the lot no later than 2 P.M. the day of the auction. There will be three weeks (October 4, 2019) allowed to remove all scrap vehicles from

Viewing/inspection of vehicles for sale will be permitted on Thursday, September 12, 2019 between 8 A.M. and Noon. The auction of this lot may not be held at the site of these scrap vehicles. All preparation of the vehicles and their removal shall be done in an environmentally safe manner and in accordance with all Federal, State and Local Laws. Vehicles will be removed by towing or hauling off the premises (by crane, rollback, trailer and/or flatbed truck). Large trailers or mobile homes may be dismantled and removed in sections. Vehicles without wheels or in a non-towable condition must be maneuvered in the lot so that they are not dragged. All trash, parts, or tires will be disposed of in accordance with State and Local Laws. The contractor will be responsible for all costs incurred in the removal and disposal of trash, parts, etc. The successful bidder may spot up to a 20 cubic yard dumpster in the disposal area at his/her own expense. The contractor shall be required to remove all mobile homes, trailers, trucks and other designated large vehicles first. Any tires, rubbish, debris or car parts stored in the vehicles must be removed with the vehicles. Failure to follow these requirements may result in the forfeiture of money paid, withholding of the Maryland Certificate of Authority, or both.

To reclaim a motor vehicle, interested parties may contact:

ABANDONED VEHICLE UNIT 4920 Ritchie Marlboro Road Upper Marlboro, Maryland 20772 PHONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE, INC.

A minimum bid of \$100.00 (one hundred) has been established for the lot. Vehicles reclaimed or removed from the lot between the time of this advertisement and the time of the sale will be identified immediately prior to the auction.

LOT #	YR. MAKE	BODY	V.I.N.
J1011	2007 BOBCAT	LD	531116299
J1014	2016 HOMESTEADER	TL	5HABE1621GN050819
J10214	1987 JAYCO	TL	1UJAJ01F1H1BM0877
J10485	XXXX SPCN	TL	CA1084447
J1116	XXXX UNKNOWN	TL	UNKNOWN
J1334	XXXX UNKNOWN	TL	UNKNOWN
J1350	XXXX MASTERTOW	TL	UNKNOWN
J1532	2005 MARKLINE	TL	E50623923
J2430	XXXX UNKNOWN	SC	UNKNOWN
J2888	1989 GREAT DANE	TL	1GRAA6410KS059702
J3289	2012 APOLLO	DB	L08YCNF09C1000232
J3325	2012 TAO TAO	SC	L9NTEACT4C1005776
J3374	XXXX UNKNOWN	TL	UNKNOWN
J3375	1974 WINNER	BT	WNB14102M741
J3435	XXXX UNKNOWN	TL	UNKNOWN
J3440	XXXX THOMPSON	SC	UNKNOWN

K3286

K3346

K3359

K3363

K3364

K3386

K3388

K3437

K3496

K3683

K3705

K3706

XXXX SEMINOLE

XXXX UNKNOWN

XXXX UNKNOWN

1988 FLARE

XXXX LAYTON

XXXX NOMAD

1968 REVLINE

1972 CRUISERS

2010 TOPBRAND

1974 SCHOFIELD

XXXX UNKNOWN

XXXX HIGHLANDER

LEGALS XXXX C&C INDUS. UNKNOWN TL 13842 XXXX UNKNOWN UNKNOWN TL **I4118** XXXX UNKNOWN 2D UNKNOWN ВТ GALPE371M77L I4571 1977 GALAXY XXXX UNKNOWN I4926 TL UNKNOWN I7913 UNKNOWN 2004 CARRY-ON TLI8194N XXXX PONTIAC COACH TL 30549506 4YMUL08148V203717 I8635T 2008 UNKNOWN TL 4TM16JG136B001176 18638T 2006 MAKO MARINE TL PGM10988058 18639T XXXX REGAL BT MHP18287M83F 18739T 1983 MEL-HART BT 1978 GRADY WHITE 18769T ВТ NTLN0573M78K 18828T 1974 FORMULA BT TNR23070M74B . 19961N 1971 SKAMPER TL D0714174H 19UUA66234A027575 I340 2004 ACURA 4D 1985 BAYLINER I4607 BT BLBA75STI485 WBAEK73435B327427 I1417 2011 BMW 2D WBAEU33492PH85672 2002 BMW 4D I326 TLI1411 XXXX BUDD UNKNOWN 6L6753Q403387 1973 CADILLAC I3052 2D 4D I275 2012 CHEVROLET 2G1WF5E34C1323235 I3184 1987 CHEVROLET 1G1BL51H7HX115823 4D I3230 1998 CHEVROLET 2D 2G1FP22G3W2111024 1GBKP37N0L3318926 I3417 1990 CHEVROLET CA 1992 CHEVROLET 1GBKP37NXN3315745 I4133 CA I6510N 1984 CHEVROLET 1GBIP37I4E3312459 CA I6917N 1979 CHEVROLET CA CGR3380152073 2GBIG31M2D4135237 1983 CHEVROLET I8395N CA 18461N 1977 CHEVROLET CA CPL3273302265 I1540 XXXX CHRYSLER UNKNOWN TL 1977 COACHMEN N40GA7T014051 I4586 CA J9634N 1976 COACHMEN N50CA6I014835 CA I3426 2000 DODGE 1B4GP45G3YB538258 VN I4633 2004 DODGE 4D 2B3HD46R14H622162 I6178N 1979 DODGE F44CT9V713687 CA J1402 1997 ESCORT 405120DA6VM000796 TL I10118 1991 EZ LOADER TL 1ZE1GHY13MNW02831 1989 EZ LOADER 1ZE1SMT11K0043734 I4570 TL 18738T 1983 EZ LOADER TL AC232119MD XXXX EZ LOADER 18827T 80193GWI TL 1FAFP3830YW152493 I2913 2000 FORD 4D 2002 FORD 4D 1FAFP55U92A113432 I3054 I3055 2004 FORD 4D 2FAFP71W04X178313 I322 1998 FORD MF 1FMZU32P8WUD15651 J329 2007 FORD PU 1FTRF12WX7NA87089 I332 1FMCU0F76EUD70578 2014 FORD MF I3559 2003 FORD 2D 1F1FP42X13F383851 I4017 MP 1FMFU18L12LA07538 2002 FORD I316 2008 GMC MP 1GKFK66888I165793 XXXX HOMEMADE UNKNOWN I1220 TL I5254N XXXX HOMEMADE VA198086TR TL I293 2009 HONDA 1HGCP268X9A149610 I3093 2000 HONDA IH3TE1901YK505622 I330 1999 HONDA MF IHLRD1862XC076485 2001 HONDA 4D 1HGCG55651A030904 **I341** 1HGCM56834A113910 I4631 2004 HONDA 4D 2005 HYUNDAI KMHDN46D35U175049 **I248** 4D KM8JM12B96U379221 I4373 MP 2006 HYUNDAI I3172 2007 KIA MOTORS MF KNDIC736475723268 JTHBJ46G892307871 I3452 2009 LEXUS PT PT I3454 2002 LEXUS ITHFN48YX20031299 18768T 2001 LOAD KING TL 5A4NG3V2212050257 1YVGE31D5T5588854 I345 1996 MAZDA 2D 2002 MERCURY I300 4D 2MEFM75W72X660754 1983 MERCEDES-BENZ I1006 4D WDB1261201A118283 I3031 1985 MERCEDES-BENZ 4D WDBCA32C8FA145307 **I338** 2001 MERCEDES-BENZ 4D WDBJF65J21B211552 I260 3N1AB7AP8EY299790 2014 NISSAN 4D I331 2008 NISSAN 4D 1N4AL21E78N415452 UNKNOWN I3455 XXXX NISSAN PT I353 2007 NISSAN 4D 1N4AL21E77C181081 1993 PLYMOUTH I4113 VN 1P4GH44R8PX699866 I3182 2000 PONTIAC 2D 1G2NF12T5YM830709 1G2ZH36N084167309 I4684 2008 PONTIAC 2D I10119 1990 RAVEN BT RZICT123B090 XXXX SHORELINE UNKNOWN I4606 TL 1287 2008 SATURN 4D W08AT671785129860 IS1GR7HA712100896 2001 SUZUKI I246 MC 2006 SUZUKI IS1GN7DAX62116857 I265 MC J3291 2009 SUZUKI MC IS1GT78A792101298 1T88N4B19W1149168 I1265 1998 THOMAS BS 2001 TOYOTA 4D IT2BG22K910596444 I249 1309 5TDZK23C18S132325 2008 TOYOTA VN I4138 1994 TOYOTA 4D 4T1SK12EXRU439659 2013 TOYOTA 4T1BF1FK7DU224351 I4200 UNKNOWN I1541 XXXX UNKNOWN TL XXXX UNKNOWN UNKNOWN I1542 TL 1983 WINNEBAGO 1GB1P37WOD3300190 I4807 CA J8394N 2004 WINNEBAGO 1F6MF53S140A06022 CA 1997 YAMAHA JYA4XLW02VA009429 I120 MC UNKNOWN XXXX YAMAHA I2549 AT JY4AG02386C037004 I3193 2006 YAMAHA ΑT MC JYARJ16E38A007698 J3284 2008 YAMAHA JYARN10E72A001858 I4776 2002 YAMAHA MC K10109 1984 FLEETWOOD CA 7100HE71111177 1974 STOUGHTON K10178 742765 TL 1987 LOAD RITE TL1PHCGDS2XH1000473 K10389 CCVVZ286E787 K10390 1987 CHRISCRAFT BT 1C9AE2M25TG099014 1996 MASTER TRACK TLK1351 **UNKNOWN** K1457 XXXX IAYCO TL L6MT1TBG6G1040025 2016 TMEC K1497 K1783 XXXX KAUFMAN TL**UNKNOWN** XXXX HOLMES TL**UNKNOWN** K1785 UNKNOWN K1787 XXXX UNKNOWN TLK2207 PT AKS00296 XXXX CAT K2272 XXXX RITEON TL**UNKNOWN** K2273 1969 CORONET BT 025508 UNKNWON K2292 XXXX UNKNOWN TLK2293 1987 RENKEN RBMPB260B787 BT K2295 XXXX STRATOS TRAIL TLUNKNOWN 1988 ASTROGLASS K2296 MG1A7674B888 BT K2389 XXXX KARAVAN TLUNKNOWN CRL42539M73G K2390 1973 CRESTLINE BT K2428 XXXX GRADY WHITE BT **UNKNOWN** K2452 XXXX UNKNOWN TL **UNKNOWN** XXXX UNKNOWN **UNKNOWN** K2453 BT 1988 LOADRITE K2505 TL1PHCU3P11J1000449 K2510 XXXX UNKNOWN UNKNOWŃ CA K2521 XXXX UNKNOWN SC **UNKNOWN** K2557 XXXX UNKNOWN PT **UNKNOWN** XXXX UNKNOWN TL K2582 AC221019MD K2583 1988 GALAXY BT GALBB083D888 K2620 2002 ESCORT TL405117CC82M000390 GALSB846M82A K2626 1982 GALAXY BT K2788 XXXX UNKNOWN TL **UNKNOWN** UNKNOWN K2799 XXXX SEALION TLZZN84910K394 K2800 1994 SEADOO JS TL K2801 1996 BOMBADIER ZZN42615J596 K2804 XXXX MOOMBA UNKNOWN K2805 XXXX MOOMBA BT USISR0L002G102 K2806 XXXX GARGES TL **UNKNOWN** K2807 XXXX UNKNOWN BT HMSB1160K900 K2808 1993 UNKNOWN TL1MDD23K16RG635881 K2809 XXXX SEARAYDER BT SERR1112H394 K2863 DB L084GHHF2B101486 2002 APOLLO K2867 2001 HAULMARK 16HCB12101P022079 TL K2881 1987 STINGRAY BT PNYF80871687 K2885 1986 CHALLENGER BT FL151717E686 K2898 XXXX UNKNOWN TL**UNKNOWN** K2899 BT UNKNOWN XXXX SIGNA K2983 XXXX JONWAY SC **UNKNOWN** K2988 1990 UNKNOWN BT PHB01240F990 XXXX LOADRITE K3020 TL UNKNOWN K3021 RGMC2049D888 1988 REGAL BT K3023 1986 MARKTWAIN ВТ MTM31314C686 K3030 1971 REINELL RENA4096M77FB2471 BT USHG43MHE989 K3129 1989 MAXUM ВТ K3204 1987 UNKNOWN BT TMS25687J687

UNKNOWN

UNKNOWN

UNKNOWN

UNKNOWN

UNKNOWN

UNKNOWN

UNKNOWN

CRS220491172

SCH151033774

FN0GV7480788

5HLET1016AF100710

1501804

TL

TL

TL

TL

BT

CA

TL

TL

BT

BT

TL

LEGALS

		JALS	
K3791	1988 SEASPRITE	ВТ	SSBG8002E888
K3792	XXXX DILLY	TL	UNKNOWN
K3793 K3829	XXXX ASTROCRAFT XXXX LOADRITE	BT TL	270078 UNKNOWN
K4049	XXXX STARCRAFT	CA	UNKNOWN
K4069 K4123	1984 HIGHLANDER XXXX UNKNOWN	TL TL	1YR010366EY044843 UNKNOWN
K4126	1986 SUNRUNNER	BT TL	XUE610781586
K4134 K4355	XXXX LOADRITE XXXX UNKNOWN	TL	UNKNOWN UNKNOWN
K4356	1977 STARFIRE	BT	SRFE0348M77D
K4378	1988 BAYLINER	TL BT BT CA TL BT BT BT	B1YA06CKH788
K5345	XXXX HONEY 1989 UNKNOWN	CA TL	UNKNOWN 1PHBB1F19K1000075
K5346	1987 TIBERIAS	BT	GAK20P47M87GC
K5684T K5692	1988 WELLCRAFT 1992 SEARAY	BT BT	WELT4048B888 SERA8203K192
K5755T	1973 IEEN	11.	AC224874MD
K5756T	1979 SILVERLINE 1983 STARCRAFT	BT TL	SLV73006M79L 1SAAA11E0D2E00245
K6266T	1988 CUST	TL	1VP7219S2J1000086
K6267T	1988 VIP	BT BT	VVN85016I788
	2005 VENTURE	TL	GALBCV234M77J 47GRB23265B000488
K6841N	1981 UNKNOWN	CA	M40CA9T505942
K6983T K7009N	1986 LOADRITE 1994 FLEETWOOD	TL TI	1PHDCGU24G1000174 1ED1S2922R2871682
K7473T	1987 LOADRITE	TI.	1PHALEP12H1000685
K7474T	1987 UNKNOWN 2004 HORTON HAULE	BT	GSY18338J687 5E2B1081941013274
	1987 GEORGIE BOY		17N330124HW004735
	1985 FLEETWOOD	CA	1GDJP37W2F3503379
K8487T K8492N	1000 ELEETWOOD	CA CA	733KL7131445 732EL4709257
K9967T	1995 UNKNOWN	TL	AC204355MD
K9968T K9970	1989 UNKNOWN 2005 UNKNOWN	TL BT TL	CBAFP1211889 40ZBP09155P126790
K9972	2005 SEA DOO	TC	YDV38689A505
K1394	2000 AUDI	4D BT	WAUDH28DXYA186596 BIYG74BEC202
K2621 K2894	1987 BAYLINER	BT	BYQB27SJD787
K3287 K3444	1986 BAYLINER	BT	BL2A63FDH586
K3444 K4124	1987 BAYLINER 1989 BAYLINER	BT BT	BYQB11CAA787 B1YB50SBA989
K4135	1988 BAYLINER	BT	BYQB24FGL788
K4145 K6984T	1988 BAYLINER 1986 BAYLINER	BT BT	BP1J90SEB888 BL2B84SBA686
774000	2000 P3 (T17	4D	WBANV93508CW55009
K2451	2008 BMW 2010 BMW 1993 BMW	4D	WBAKC8C57AC431213
K3942 K1048	1993 BMW 2005 CADILLAC	4D 4D	WBAHA110X0BA18224 1G6DP567750140507
K1391	2003 CADILLAC	4D	1G6KD57Y63U160342
K3320 K3790	1999 CADILLAC XXXX CALKINS	4D TL	1G6KD54Y7XU797928 UNKNOWN
K4125	XXXX CALKINS	TL	UNKNOWN
K1341 K2798	2014 CHEVROLET	4D	2G11Y5SL4E9166318
K2798 K4044	1968 CHEVROLET 1989 CHEVROLET	2D 2D	194678S423241 1G1FP21S8KL205531
K4213	2007 CHEVROLET	4D	2G1WS58R979417808
K4636 K4720	2009 CHEVROLET 2001 CHEVROLET	4D MP	1G1ZF57529F101919 3GNFK16T21G281699
K5318N	1995 CHEVROLET	CA	1GBKP37N6S3310649
	1978 CHEVROLET 1979 CHEVROLET	CA CA	CGL3380100470 CGR3290120927
K6464N	1986 CHEVROLET	CA	1GBKP37W1G3334292
	1987 CHEVROLET	CA	1GBKP37W0H3324046
K1448 K4518	2008 CHRYSLER 2007 CHRYSLER	MP 4D	3A8FY58B58T187166 2C3KA43R87H618913
K4938	XXXX COLEMAN	CA	UNKNOWN
K3494 K10149	XXXX COX 1973 DODGE	TL CA	UNKNOWN R59CA3S218760
K1192	2008 DODGE 2017 DODGE	SW	2D4FV47T08H148419
K1352 K1390	2017 DODGE 2007 DODGE	4D 4D	2C3CDXHGXHH659789 2B3KA43G47H644727
K1403	2013 DODGE	2D	2C3CDYAG8DH648686
K1433	2007 DODGE 2007 DODGE	4D	2B3KA43R57H621474
K1506 K2869	2007 DODGE 2000 DODGE	4D 4D	2B3KA43RX7H690032 2B3HD76V9YH328058
K4564	2001 DODGE	4D	2B3AD76V21H657045
K2625 K2893	1982 EZ LOADER 1987 EZ LOADER	TL TL	1ZE1LTS1XCD003131 1ZE1LMV21HDN34234
K3203	XXXX EZ LOADER	TL	UNKNOWN
K4377 K1212	XXXX EZ LOADER 2018 FORD	TL 2D	UNKNOWN 1FATP8FF8J5102904
K1212 K1342	2007 FORD	4D	1FAFP34N37W250973
K1349 K2975	2004 FORD XXXX FORD	PU MP	1FTPW12514FA23494 UNKNOWN
K4474	2002 FORD	MP	1FMZU73E62ZB42990
K4647	1984 FORD	VN	1FTDE14Y7EHC03839
K5620N K6710N	1970 FORD 1982 FORD	TK CA	C70DVJ40766 1FDKE30L3CHA11887
K6842N	1986 FORD	CA	1FDKE30L8GHA40551
K2967 K2405	2002 GMC XXXX HOMEMADE	MP TL	1GKEK63U62J249969 UNKNOWN
K6356T	XXXX HOMEMADE	TL	AC225903MD
K1476 K2378	2000 HONDA 2005 HONDA	4D MC	1HGEJ8546YL050944 JH2SC57055M103134
K3943	2015 HONDA	MP	2HKRM3H53FH551659
K3830 K7853	2007 HYUNDAI 1989 IMPERIAL	4D BT	KMHFC46FX7A138990 ALSMT068B989
K4246	2003 JAGUAR	4D	SAJEA51D73XD00541
K3115 K1455	XXXX JAYCO XXXX JEEP	TL MP	UNKNOWN UNKNOWN
K3897	2014 JEEP	MP	1C4RJFBG2EC462437
K1393 K2515	2007 KAWASAKI 2010 KAWASAKI	MC MC	JKAZX4P147A005967 IKAZXCF10AA001515
K3329	XXXX KAWASAKI	MC	UNKNOWN
K1362 K2634	2005 KIA MOTORS 2003 LAND ROVER	MP MP	KNDJC733455349053 SALME11493A117321
K2454	2000 LINCOLN	4D	1LNHM82W8YY763321
K2987 K2427	1987 LOAD KING XXXX LONG TRAILER	TL TL	5A4NG3V2112050170 UNKNOWN
K2427	2000 MELROE	SS	519012570
K2357 K3297	1996 MITSUBISHI 2002 MITSUBISHI	2D 2D	4A3AK34Y7TE280911 4A3AC34G22E030009
K3297 K1437	1994 NISSAN	4D	1N4BU31D6RC15894
K2506	1988 RAVEN	BT	RZJ21063C888
K2749 K3347	1991 RAVEN 1984 RENKEN	BT BT	RZJWA105R091 RBMNF028M84H
K4070	1984 RENKEN	BT	RBMH1574M84G
K6433 K3825	1989 SEA KING XXXX SHASTA	BT TL	SERM5203C989 UNKNOWN
K2748	XXXX SHORELINE	TL	UNKNOWN
K2825 K2880	1986 SHORELINE 1978 SHORELINE	TL TL	1YR118342GY077665 AC197156MD
K2884	XXXX SHORELINE	TL	UNKNOWN
K3029 K3443	XXXX SHORELINE XXXX SHORELINE	TL TL	UNKNOWN UNKNOWN
K3443 K3682	XXXX SHORELINE	TL	UNKNOWN
K7852	1997 SHORELINE	TL	AC191087MD
K5691 K3358	1992 SPORTCRAFT 1977 STEURY TRAILER	TL BT	1NSBM15BXN1002934 SRC09994M77A
K1194	2013 SUBARU	SW	4S4BRBCCOD3231982
K1425 K2347	2007 SUZUKI XXXX SUZUKI	MC MC	JS1GR7KA372105613 UNKNOWN
K1343	XXXX TOYOTA	4D	UNKNOWN
K2391 K3535	2007 TOYOTA 2009 TOYOTA	MP 4D	5TDBT44A47S291880 JTDBL40E29J030479
K3627	1993 TOYOTA	4D	4T1VK12EXPU067315
K4225 K2984	2000 VOLKSWAGEN 1998 VOLVO	4D 4D	WVWUH23B7YE324824 YV1LS5646W1422785
K2565	XXXX YAMAHA	AT	UNKNOWN
K2811 K2973	2007 YAMAHA 1989 YAMAHA	MC AT	JYARJ12E07A011454 JY43JMW00KC002114
K2973 K9971	1989 YAMAHA 2001 YAMAHA	JS	YAMA4285J001
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The Prince George's Post Newspaper Serving Prince George's County 301-627-0900

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9946 ROYAL COMMERCE PLACE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Lyle Green, dated December 20, 2013 and recorded in Liber 35598, Folio 533 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, 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 **SEPTEMBER 3, 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 \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, fa 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

(8-15,8-22,8-29) 135991

> Call 301-627-0900 for a quote.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

6431 FOREST ROAD CHEVERLY, MD 20785

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Linda Greer Spooner, dated January 10, 2007 and recorded in Liber 27766, Folio 155 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$327,000.00, and an original interest rate of 8.490%, 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 SEPTEMBER 10, 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 \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

136060 (8-22, 8-29, 9-5)

LEGALS

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

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

6509 MARLBORO PIKE **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Ron McClam and Raleigh McClam, dated October 24, 2007 and recorded in Liber 28930, Folio 310 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on July 21, 2014 in the Land Records of Prince George's County at Liber No. 36175, Folio 509, with an original principal balance of \$175,000.00, and an original interest rate of 4.000%, default having occurred under the towns thereof the Substitute Trustoes will call at sublic auction at 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 SEPTEMBER 10, 2019

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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

136059 (8-22.8-29,9-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** 5503 SHALLOW RIVER ROAD CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Lillia M. Lionel, dated July 18, 2005, and recorded in Liber 23345 at folio 593 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 3, 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.

135988

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 ropolitan 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 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 # 18-604374)

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

(8-15.9-22.8-29)

LEGALS

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

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

8610 34TH AVENUE COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Jason Lund by Adam Jeffery Lund as his Attorney in fact, dated January 30, 2007, and recorded in Liber 27091 at folio 536 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

SEPTEMBER 3, 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

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 \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-604189)

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**

6006 LONGFELLOW STREET RIVERDALE, MARYLAND 20737

By virtue of the power and authority contained in a Deed of Trust from Estate Of Mia Jackson, dated October 5, 2012, and recorded in Liber 34086 at folio 488 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 27, 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-603629</u>)

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

135990 (8-15.9-22.8-29) 135931 (8-8,8-15,8-22)

ORDER OF PUBLICATION

RAM GEHANI 12906 CRAIGLAWN COURT

BELTSVILLE, MD 20795

Plaintiff

THE ESTATE OF JACOM HENRY SERVE: GIANNINA LYNN, SPECIAL ADMINISTRATOR 1008 PENNSYLVANIA AENUE, SE WASHINGTON DC 20003

vs.

PRINCE GEORGE'S COUNTY SERVE: JARED M. MC CARTHY COUNTY ADMINISTRATORS BUILDING 14741 GOVERNOR ODEN **BOWIE DRIVE** UPPER MARLBORO, MD 20772

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland Case No: CAE 19-23658

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

The property described as: Bowie, 14th Election District, Lots 29, 30, 15,100.0000 Sq. Ft., Lincoln Blk R, Assmt \$18,900 Lib 08038 Fl 297, Tax Number Account 14 1609346, 5705 Walnut Street, Lanham, MD 20706, and assessed to Thomas, Jacob H. & Sylvia L..

It is thereupon this 5th day of August, 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 interesting in the property to appear in this Court by the 8th day of October, 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 encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 136015 (8-15,8-22,8-29)

ORDER OF PUBLICATION Tiffanie Crews c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 20 East Timonium Koau, June Timonium, Maryland 21093
Plaintiff

Oxon Hill Holdings, LLC Tucker Family, LLC Enid Gonzales, Trustee F&N Enterprises, LLC Lawrence Tucker, Trustee Potomac Investment Enterprises,

505 WILSON BRIDGE DRIVE, UNIT 6704 A-1

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

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

505 WILSON BRIDGE DRIVE, UNIT 6704 A-1, Oxon Hill, MD 20745, 12th (Twelfth) Election District, described as follows: All that lot of land BLDG 7 UNIT 67 04 A-1, 2,0010111 SQ. FT. & IMPS. WILSON BRIDGE

In the Circuit Court for Prince George's County, Maryland IN EOUITY CAE 19-23654

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 505 WILSON BRIDGE DRIVE, UNIT 6704 A-1, Oxon Hill, MD 20745 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land BLDG 7 UNIT 67 04 A-1, 2,0010111 SQ. FT. & IMPS. WILSON BRIDGE

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 5th day of August, 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 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 8th day of October, 2019, and redeem the property 505

WILSON BRIDGE DRIVE, UNIT 6704 A-1, Oxon Hill, MD 20745 and answer the complaint or thereafter a final judgment will be entered fore-closing all rights of redemption in the property, and vesting in the Plaintiff's 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 136016 (8-15,8-22,8-29)

ORDER OF PUBLICATION

James Schneider C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, 4th Floor Baltimore, Maryland 21224

Plaintiff

ERNEST M FLEMING, and Prince George's County, Maryland

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

District 13 of Prince George's County, described as follows: Account No. 1412493; known as LOTS 21.22.

Street address of Warren Ave.

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

CAE 19-22497

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

tiff in the proceeding.
The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months and a day from the sale have exand more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

It is thereupon this 5th day of August, 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 The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 30th day of August, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 8th day of October, 2019, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk

(8-15,8-22,8-29) 136017

NOTICE

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

Substitute Trustees, Plaintiffs

JOYCELYN P. AUSTIN-FORBES 9611 Prince William Drive Brandywine, MD 20613

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-42730

Notice is hereby given this 8th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9611 Prince William Drive, Brandywine, MD 20613, 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 9th day of September, 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 9th day of September, 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

136054 (8-15,8-22,8-29)

LEGALS

ORDER OF PUBLICATION KMA LAW OFFICE James Schneider C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, 4th Floor Baltimore, Maryland 21224 410-777-8646

Plaintiff

VIRGILIO HERNANDEZ, and Bank of America, NA, and Paul V. Margolis, Trustee, and Allan P. Feigelson, Trustee, and

Prince George's County, Maryland

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

District 17 of Prince George's County, described as follows: Account No. 1876176; known as . Street address of 7400 18th Ave.

Defendants

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

CAE 19-22496

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

tiff in the proceeding.
The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

It is thereupon this 5th day of August, 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 The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 30th day of August, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 8th day of October, 2019, and redeem their respective property or answer Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk 136018 (8-15,8-22,8-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLORENCE M APPLING

Notice is given that Osha Banks, whose address is 307 Mairn Court, Upper Marlboro, MD 20774, was on July 31, 2019 appointed Personal Representative of the estate of Florence M Appling who died on February 20, 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.

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 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.

OSHA BANKS Personal Representative

CERETA A. LEE

136014

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 113606

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

Karen M. Authement 540 Ritchie Hwy., Suite #201 Severna Park, MD 21146

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM R. BOHLAYER

136091

Notice is given that William P Bohlayer, whose address is 139 Bolm Road, Millersville, MD 21108, was on July 19, 2019 appointed Personal Representative of the estate of William R. Bohlayer, who died on May 8, 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 represen-tative 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 19th day of January, 2020. 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 obtained from the Register of Wills.

WILLIAM P. BOHLAYER Personal Representative

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

Estate No. 114253

136013 (8-8,8-15,8-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ANN CUNNINGHAM

Notice is given that Sherone P Cunningham, whose address is 9732 Central Park Drive, Upper Marlboro, MD 20772, was on August 12, 2019 appointed personal representative of the small estate of Mary Ann Cunningham, who died on June 23, 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 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 dece-

dent's death; or

CERETA A. LEE

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

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

SHERONE P CUNNINGHAM Personal Representative

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729 Estate No. 114329

136094 (8-22)THE

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

LEGALS

OFFICIAL NOTICE

On August 13, 2019, the Board of Commissioners for The Town of Upper Marlboro passed Emergency Ordinance 2019-06: TO AUTHORIZE THE BOARD OF COMMISSIONERS TO ENTER INTO A POLICE TRAINING MUTUAL AID AGREEMENT WITH THE PRINCE GEORGE'S COUNTY PO-LICE DEPARTMENT. Copies can be downloaded from Town website: http://uppermarlboromd.gov hardcopies available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772.

> -Town of Upper Marlboro; by: M. David Williams, Town Clerk/Administrator

(8-22)

OFFICIAL NOTICE OF RECONVENED MEETING

Woodview Village West Community Association announces the Reconvened Annual Meeting will be held Wednesday, September 11, 2019 at p.m. at the Dean Room, Lake Arbor Foundation, 1399 Golf Course Drive, Mitchellville, MD.

(8-22)

LEGAL NOTICE

CITY OF BOWIE, MD **PUBLIC HEARING**

Ordinance O-6-19 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2019, and Ending June 30, 2020, as Embodied in Ordinance O-1-19, to Appropriate Funds for the Construction of a New Ice Arena.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on August 5, 2019.

A Public Hearing is scheduled to be held at 8:00 p.m., Tuesday, September 3, 2019 in the Council Chambers at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and/or other accommodations for individuals with disabilities will be provided upon request to the City Clerk.

> Alfred D. Lott City Manager

> > (8-22)

LEGALS

NOTICE

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

Towson, MD 21204 Substitute Trustees Plaintiffs

Anna K. Wilson

136065

AND

Ramont Grinage 3504 Wayneswood Road Fort Washington, MD 20744 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-08654

Notice is hereby given this 15th day of August, 2019, by the Circuit Court for Prince George's County, hat the sale of the property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of

September, 2019. The Report of Sale states the amount of the foreclosure sale price to be \$189,000.00. The property sold herein is known Wayneswood Road, Fort Washington, MD 20744.

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

True Copy—Test: Mahasin El Amin, Clerk (8-22,8-29,9-5) 136101

NOTICE

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

Ryan L. Palmer, Personal Representative for the Estate of Algernon J. Cooper, III

913 Hill Road Hyattsville, MD 20785 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-45036

Notice is hereby given this 15th day of August, 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 16th day of September, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of September, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$221,000.00. The property sold herein is known as 913 Hill Road, Hyattsville, MD 20785.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 136102 (8-22,8-29,9-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF AJOKE IYABO FADARE

Notice is given that Olufunmilayo Adenaiya, whose address is 802 Jackson Valley Court, Bowie, MD 20721, was on July 17, 2019 appointed Personal Representative of the estate of Ajoke Iyabo Fadare, who died on April 10, 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 17th day of January, 2020. 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 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 OLUFUNMILAYO ADENAIYA

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

Upper Marlboro, MD 20773-1729 Estate No. 113948 (8-15,8-22,8-29)

NOTICE

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

136044

Renita Gross

VS.

Plaintiffs

Defendant

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

CIVIL NO. CAEF 19-04102 ORDERED, this 9th day of August, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7310 Wood Hollow Terrace Unit #7310, Fort Washington, Mary-land 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 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 9th day of September, 2019, next.
The report states the amount of

sale to be \$162,750.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk

(8-22,8-29,9-5)

136083

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

303 EAST TANTALLON DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Chrystal L. Thompson, dated October 11, 2011 and recorded in Liber 33058, Folio 241 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on December 19, 2016 in the Land Records of Prince George's County at Liber No. 38875, Folio 240, with an original principal balance of \$193,955.00, 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 SEPTEMBER 10, 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 \$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, 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 Iowson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

136063 (8-22,8-29,9-5)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC 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 SEPTEMBER 10, 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 \$6,800.00 by certified funds only (no cash will be accepted) is required at the time of of 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 purchaser money at the pote 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 prosecured 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 services the loan servi 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

(8-22.8-29.9-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

551 WILSON BRIDGE DRIVE, UNIT 6750/B-1 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Eric Wood, Sr., dated November 27, 2007 and recorded in Liber 29249, Folio 321 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$128,750.00, and an original interest rate of 6.425%, 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 SEPTEMBER 10, 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 \$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..

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 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 designations. dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole 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

(8-22,8-29,9-5) 136090

LEGALS

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

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

13108 BELLE MEADE TRACE **BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Alero Wilson-Eche, dated May 25, 2012, and recorded in Liber 33693 at folio 512 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

SEPTEMBER 10, 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

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 the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-605682)

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

136055

Substitute Trustees, by virtue of an instrument recorded

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(8-22.8-29.9-5)

LEGALS

136064

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

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

8118 LONDONDERRY COURT LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 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

SEPTEMBER 10, 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any recent. Taxos ground rout water rout, 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 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 # 19-600422)

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**

6013 CIPRIANO ROAD LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Richard Solomon, dated December 9, 2006, and recorded in Liber 26993 at folio 598 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

SEPTEMBER 10, 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

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 \$12,000.00 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 partition in the due 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 # 18-600033)

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

136056 (8-22.8-29.9-5)136057 (8-22.8-29.9-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1123 QUO AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Shelina I. Glenn, dated May 25, 2017 and recorded in Liber 39646, Folio 603, and re-recorded at Liber 42035, Folio 81 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,385.00, 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 proviously scheduled on post day that court citel on occur at time previously scheduled, on next day that court sits], on SEPTEMBER 3, 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. date funds are received in the office of the Substitute Trustees

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

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

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

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

> > **LEGALS**

McCabe, Weisberg & Conway, LLC

(8-15,8-22,8-29) 135994

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

14111 WILLIAMS STREET, UNIT# 17D LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Christopher R. Norris, dated October 14, 2003 and recorded in Liber 18431, Folio 198 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$121,735.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courtbourse complex—If courtbourse is closed due to in-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 **SEPTEMBER 3, 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$9,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

(8-15,8-22,8-29) 135996

LEGALS

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

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.

4148 APPLE LEAF WAY #4 **SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Lashasta R. Smith, dated May 22, 2008, and recorded in Liber 29742 at folio 141 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

SEPTEMBER 3, 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 \$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 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assured thereofter by the purchaser. Condeminium fore and/or homeowhere. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600714)

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

135987

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

(8-15.9-22.8-29)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$425.00 in each and every year.

2800 MOORES PLAINS BOULEVARD **UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Ibrahim Tolani Isiaka, dated August 21, 2017, and recorded in Liber 40013 at folio 608 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 3, 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be 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 # 18-601048)

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

135989 (8-15,9-22,8-29)

LEGALS

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: 09/01/2019

Please contact the Revenue Authority of Prince George's County at:

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

1995	INTERNATION	AL 2574 DUMP TRUCK	1HTGEAUR9SH638155
1990	JAGUAR	XJ6	SAJFY174XLC603494
1986	JAGUAR	XJS	SAJNV584XGC133838
1991	FORD	EXPLORER	1FMDU34X5MUE38621
1989	JAGUAR	XJ6	SAJHY1544KC578683

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

2006	CHEVROLET	IMPALA			2G1WB58K369176510
2002	FORD	EXPLORER	VA	VDG5157	1FMZU73E52UA11644
2011	NISSAN	MAXIMA			1N4AA5AP8BC864246
2002	JEEP	LIBERTY			1J4GL48K42W134555
2007	MERCEDES BEN	IZ	E320)	WDBUF65J45A692672
2004	GMC	2500			1GTHK23U84F238947
2002	HONDA	CIVIC			2HGES26782H506787
1999	FORD	ESCORT			1FAFP10P4XW233210
1985	FORD	F150			2FTDF15Y1FCA09019
1998	PONTIAC	GRAND PRIX			1G2WJ52M2WF313534
1994	TOYOTA	CAMRY	MD	5DK2397	4T1GK12E7RU048541
2003	LAND ROVER	DISCOVERY			SALTL16493A777322
2005	CHEVROLET	EXPRESS	NC	26008731	1GCGG25V551178210
1999	FORD	F250			1FTNF21L9XEE26923
2006	VOLKSWAGEN	PASSAT	TX	372459D	3VWSF71K26M749496
2005	DODGE	DURANGO	MD	1CK3736	1D4HB48N35F533410
2005	CHEVROLET	EXPRESS			1GCGG25V651260849
1998	CHEVROLET	CAMARO			2G1FP22G4W2150382
2008	DODGE	CHARGER			2B3KA43R88H324717
2003	MERCEDES BEN	ΙZ	C320)	WDBRH64J43F304860
1992	BMW	525I	MD	43S916	WBAHD6312NBJ69864
1999	DODGE	RAM			2B7JB21Y5XK562600
1994	FORD	EXPLORER			1FMDU34X6RUC26656
1995	NISSAN	ALTIMA			1N4BU31D0SC273981
2008	MAZDA	MAZDA			JM1BK344981118507
1992	LEXUS	ES 300	MD	Z83336	JT8VK13T5N0058056
2009	HONDA	ODYSSEY			5FNRL38409B412229
2001	CADILLAC	CATERA			W06VR54R41R024723
2003	CHRYSLER	SEBRIG			1C3EL55T83N582227
1983	TRAIILER	TRAIILER			55CUT0810D1001366
1986	JAGUAR	XJS			SAJAV1344GC433938

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

1997	SUBARU	IMPREZA	JF1GC435XVH510259
2003	NISSAN	ALTIMA	1N4AL11D43C170681
2003	SAAB	Q3	YS3DF78K137004951
1996	HONDA	CIVIC	1HGEJ6574TL051887
	MERCEDES BENZ	Z 300SEL	109018 12001491
2013	PORSCHE	944	WP0AA094XDN465076

(8-22)

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

136121

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$ 815.09, due on January 1 of each and every year

IMPROVED REAL ESTATE

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

14202 POLLIN STREET ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Nathaniel C Williams and Joelle A Williams, dated April 9, 2009, and recorded in Liber 30570 at folio 381 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 27, 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

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

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

property immediately after the sale. (Matter # 15-615054)

135932

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

(8-8.8-15.8-22)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9413 WASHINGTON BLVD. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 26, 2005 and recorded in Liber 23298, Folio 428 among the Land Records of Prince George's County, MD, with an original principal balance of \$295,200.00, 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

SEPTEMBER 4, 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 \$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 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. In any such event, this sale shall be full 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 excelling from soid resole even if over courts are 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. 321214-1)

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>135999</u> (8-15,8-22,8-29)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4809 HAMILTON ST. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated December 27, 2006 and recorded in Liber 27223, Folio 653 among the Land Records of Prince George's County, MD, with an original principal balance of \$219,800.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 27, 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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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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

9013 WIPKEY CT. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated February 11, 2006 and recorded in Liber 25377, Folio 621 among the Land Records of Prince George's County, MD, with an original principal balance of \$530,550.00, 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

SEPTEMBER 10, 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 \$52,000 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

136070 (8-22,8-29,9-5)

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON 15205 ENDICOTT DR. BOWIE, MD 20716

Rockville, MD 20852

Under a power of sale contained in a certain Deed of Trust dated March 20, 2009 and recorded in Liber 30497, Folio 500 among the Land Records of Prince George's County, MD, with an original principal balance of \$251,853.00, 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

SEPTEMBER 4, 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 \$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 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. 333374-1)

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

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

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

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

5506 VOLTA AVE. BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated February 20, 2009 and recorded in Liber 30541, Folio 289 among the Land Records of Prince George's County, MD, with an original principal balance of \$193,865.00, 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

SEPTEMBER 10, 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 \$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 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 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

136071 (8-22,8-29,9-5)

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

8104 PHELPS PL. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 30, 2007 and recorded in Liber 28684, Folio 242 among the Land Records of Prince George's County, MD, with an original principal balance of \$283,489.00, 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

SEPTEMBER 4, 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 \$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 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. 336184-1)

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

223 ZELMA AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Marlene A. Hudson Paige, dated November 19, 2002 and recorded in Liber 16539, Folio 695 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on February 8, 2018 in the Land Records of Prince George's County at Liber No. 40554, Folio 386, with an original principal balance of \$123,950.00, 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 SEPTEMBER 3, 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 \$23,000.00 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

<u>135993</u> (8-15,8-22,8-29)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6308 HILL MAR DRIVE 6 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Qiana Y. Howard, dated October 18, 2006 and recorded in Liber 26931, Folio 601 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$221,000.00, 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 SEPTEMBER 10, 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 ESENCE. 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

136061 (8-22,8-29,9-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

907 HORSE COLLAR ROAD ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Nowana O. Borges, dated February 28, 2014 and recorded in Liber 35792, Folio 312 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$410,185.00, 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 SEPTEMBER 10, 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 \$41,000.00 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 0) 825-2900 www.mid-atlanticauctioneers co

136062 (8-22,8-29,9-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5610 GREEN LEAF ROAD CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Mary Holloway AKA Mary E. Grant, dated September 14, 2007, and recorded in Liber 28734 at folio 387 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 27, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of th

LAURA H.G. OʻSULLIVAN, ET AL.,

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

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

135934 (8-8,8-15,8-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1215 MARCY AVENUE OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Estate of Doris J Boyd and Cynthia D Boyd, dated June 20, 2007, and recorded in Liber 28213 at folio 024 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 27, 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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall 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

135933 (8-8,8-15,8-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3701 PORTAL AVENUE TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from John H. Kelley and Lashawn F Kelley-Yates, dated April 25, 2006, and recorded in Liber 27524 at folio 150 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

SEPTEMBER 10, 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 \$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 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

136058

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4351 STOCKPORT WAY UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Chequena Morris, dated November 3, 2006 and recorded in Liber 26733, Folio 462 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$256,000.00, 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 in-clement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 27, 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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-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, 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

135926 (8-8,8-15,8-22)

LEGALS

NOTICE

Substitute Trustees,

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Carrie M. Ward, et al.

VALERIE BURLEY

7347 Shady Glen Terrace

Capitol Heights, MD 20743

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-22430

Notice is hereby given this 13th day of August, 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 7347 Shady Glen

Terrace, 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 13th day of September,

2019, provided a copy of this NO-

TICE be inserted in some weekly newspaper printed in said County, once in each of three successive

weeks before the 13th day of September, 2019.

price at the Foreclosure sale to be \$150,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for

Prince George's County, MD

(8-22,8-29,9-5)

True Copy—Test:

136087

Mahasin El Amin, Clerk

The report states the purchase

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

13804 WESTVIEW FOREST DRIVE **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Terrence Remy and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST

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 \$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 pur-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, 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

135927 (8-8,8-15,8-22)

LEGALS

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

10543 CAMPUS WAY, SOUTH UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Felecia Gail McCrae and Adrian McCrae, dated October 19, 2006 and recorded in Liber 26638, Folio 710 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, 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 27, 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com 135928 (8-8,8-15,8-22)

Lesley A. Moss, Esq. Oram & Moss, Chartered 1101 Wootton Parkway, Suite 500

SMALL ESTATE NOTICE OF APPOINTMENT SMALL ESTATE NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SARA CUMMINS FLATAU aka SARA C. FLATAU

Notice is given that Alison Behre Flatau, whose address is 9124 Falls Chapel Way, Potomac, Maryland 20854, was on August 8, 2019 appointed personal representative of the small estate of Sara Cummins Flatau aka Sara C. Flatau who died on January 29, 2019 with a will.

Rockville, Maryland 20852

301-652-8600

NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

ALISON BEHRE FLATAU

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR

136118

UPPER MARLBORO, MD 20773-1729

Estate No. 114341

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MELVIN C CHEEKS JR

Notice is given that Joan W Cheeks, whose address is 9102 Branchview Drive, Fort Washington, MD 20744, was on August 19, 2019 appointed personal representative of the small estate of Melvin C Cheeks Jr, who died on June 17, 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 represen-tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of 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

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 no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

JOAN W CHEEKS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

136119

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114486

(8-22)

The Prince George's Post

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The report states the purchase price at the Foreclosure sale to be \$261,000.00. MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-50766

Notice is hereby given this 13th day of August, 2019, by the Circuit Court for Prince George's County,

Maryland, that the sale of the property mentioned in these proceedings

and described as 8416 20th Avenue,

Hyattsville, MD 20783, made and reported by the Substitute Trustee,

FIRMED, unless cause to the contrary thereof be shown on or before

the 13th day of September, 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 13th day of September, 2019.

be KATIFIED AND CON-

Substitute Trustees,

Defendant(s)

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

SAUNDRA T. HARRIS 8416 20th Avenue Hyattsville, MD 20783

Mahasin Él Amin, Clerk

True Copy—Test:

136088 (8-22,8-29,9-5)

NOTICE

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

Substitute Trustees,

JO-ANN PHILLIPS ALLEN WILLIAM ALLEN 16401 River Airport Road Brandywine, MD 20613 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07108

Notice is hereby given this 13th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16401 River Airport Road, Brandywine, MD 20613, 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 13th day of September, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 13th day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$492,289.05.

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

136089 (8-22,8-29,9-5)

NOTICE

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

Plaintiffs

ELIZABETH S. QUINANOLA BONIFACIO E. QUINANOLA 4320 Monroe Street Brentwood, MD 20722 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-13303

Notice is hereby given this 15th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4320 Monroe Street, 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 be-fore the 16th day of September, 2019, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, weeks before the 16th day of September, 2019.

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

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

136100 (8-22,8-29,9-5)

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

14813 DARBYDALE DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 30, 2005 and recorded in Liber 23581, Folio 40 among the Land Records of Prince George's County, MD, with an original principal balance of \$480,000.00, 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 27, 2019 AT 11:27 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 \$52,000 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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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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135960 (8-8,8-15,8-22)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2307 CRESTLAWN AVE. LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated November 17, 2008 and recorded in Liber 30849, Folio 80 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, 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

AUGUST 27, 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground 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 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. 198827-1)

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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

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

AUGUST 27, 2019 AT 11:29 AM

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

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

Terms of Sale: A deposit of \$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

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

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

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135962 (8-8,8-15,8-22)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11614 DUCKETTOWN RD. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated July 24, 2017 and recorded in Liber 39904, Folio 443 among the Land Records of Prince George's County, MD, with an original principal balance of \$392,755.00, 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 27, 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or dechaser. Any deterred water and sewer charges that purports to cover of de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by 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 proresulting 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. 336471-1)

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5816 PLATA ST. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 30, 2006 and recorded in Liber 25810, Folio 589 among the Land Records of Prince George's County, MD, with an original principal balance of \$311,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 27, 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser 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

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

NOTICE

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

Substitute Trustees,

CURTIS BRYANT

JO ANN BRYANT 3903 Hemlock Place Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-00017

Notice is hereby given this 2nd day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3903 Hemlock Place, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of September, 2019, provided a copy of this NO-TICÉ be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of Septem-

ber, 2019.
The report states the purchase price at the Foreclosure sale to be \$160,000.00.

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

135971 (8-8,8-15,8-22)

NOTICE

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

Substitute Trustees

WANDA BARNES

PATRICK DWAYNE BARNES 5723 East Boniwood Turn Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-08695

Notice is hereby given this 8th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5723 East Boniwood Turn, Clinton, MD 20735, 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 9th day of September, 2019, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of Septem-

The report states the purchase price at the Foreclosure sale to be \$182,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for True Copy—Test: Mahasin El Amin, Clerk

136050 (8-15,8-22,8-29)

NOTICE

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

Substitute Trustees,

LUCINDA E. JEFFERSON OTHELLO VINCENT JEFFERSON 6608 22nd Place Hyattsville, MD 20782 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12031

Notice is hereby given this 8th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6608 22nd Place, Hyattsville, MD 20782, 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 9th day of September, 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 9th day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$193,000.00.

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

136051 (8-15,8-22,8-29)

NOTICE

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

> Substitute Trustees Plaintiffs

PEGGY ANN VALENTINE

11103 Mission Hills Drive Bowie, MD 20721 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12054

Notice is hereby given this 1st day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11103 Mission Hills Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of September, 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 3rd day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$321,000.00.

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

135976 (8-8,8-15,8-22)

NOTICE

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

> Substitute Trustees, **Plaintiffs**

WILFRED A. GEORGE

5008 Kenesaw Street College Park, MD 20740 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-35966

Notice is hereby given this 31st 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 5008 Kenesaw Street, 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 3rd day of September, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$232,000.00.

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

NOTICE

6003 Executive Blvd., Suite 101

Carrie M. Ward, et al.

Rockville, MD 20852

ROBERT S. LAMBERT

Capitol Heights, MD 20743

705 Glacier Avenue

135970

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

Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Towson, MD 21204

Substitute Trustees,

9605 New Orchard Drive Upper Marlboro, MD 20774 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-15744

Notice is hereby given this 8th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 705 Glacier Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of September, 2019, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of Septem-

ber, 2019.
The report states the purchase price at the Foreclosure sale to be \$89,000.00.

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

136052 (8-15,8-22,8-29)

NOTICE

LEGALS

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

> Substitute Trustees, Plaintiffs

KIMBERLY BUCHANAN 9702 Franklin Avenue Lanham, MD 20706

Defendant(s) In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-05337 Notice is hereby given this 1st day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9702 Franklin Avenue, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of September, 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 3rd day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$252,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 135972 (8-8,8-15,8-22)

NOTICE

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

Plaintiffs

Courtney Edwin Jarvis and Lidia Christina Jarvis

Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 19-10220

ORDERED, this 30th day of July, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-Maryland, that the sale of the rety at 7007 Westchester Drive, Tem-Maryland 20748 ple 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 30th 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 30th day of

August, 2019, next.

The report states the amount of sale to be \$202,100.00.

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

135920

NOTICE

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

Edward S. Cohn 600 Baltimore Avenue, Suite 208

Substitute Trustees

Dorothy M. Schultz

Defendant In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12075

Notice is hereby given this 30th day of July, 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 30th day of August, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 30th day of August, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$193,000.00. The property sold herein is known as 9605 New Orchard Drive, Upper Marlboro, MD

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135968 (8-8,8-15,8-22)

NOTICE

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

Substitute Trustees,

MICHAEL L. FISHER

5771 Gladstone Way Capitol Heights, MD 20743

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14647

Notice is hereby given this 1st day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5771 Gladstone Way, 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 3rd day of September, 2019, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of Septem-

The report states the purchase price at the Foreclosure sale to be \$147,000.00.

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

135973 (8-8,8-15,8-22)

NOTICE

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

Plaintiffs vs.

Calvin Young and

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

MARYLAND CIVIL NO. CAEF 16-10281

ORDERED, this 30th day of July, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6717 Briarcliff Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of August, 2019,

The report states the amount of sale to be \$269,467.56.

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

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

NOTICE

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

Substitute Trustees

ESTHER J. DILLINGHAM 1107 Dunbar Oaks Drive Capitol Heights A/R/T/A Fairmount Heights, MD 20743 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32360

Notice is hereby given this 8th day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1107 Dunbar Oaks
Drive, Capitol Heights A/R/T/A
Fairmount Heights, MD 20743,
made and reported by the Substitute Trustee, will be RATIFIED
AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of September, 2019, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of September. 2019.

The report states the purchase price at the Foreclosure sale to be \$119,000.00.

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

Mahasin El Amin, Clerk

True Copy—Test: 136053 (8-15,8-22,8-29)

t/a Brothers Liquors Class A, Beer, Wine and Liquor 2 Brothers, Inc. 12788 B Old Forte Road

Fort Washington, 20744 And

H&H Liquor, Inc. 7541 Landover Road Landover, 20785

LEGALS

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

NOTICE

Substitute Trustees, Plaintiffs

DARREN BROWN LISA A. BROWN 7258 Donnell Place Unit D2

District Heights, MD 20747
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-08671

Notice is hereby given this 1st day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7258 Donnell Place, Unit D2, 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 3rd day of September, 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 3rd day of September, 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

135974

(8-8,8-15,8-22) **NOTICE**

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

Substitute Trustees

Defendant(s)

VS. PAMELA P. FROST AKA PAMELA P. CARTER-FROST DWAYNE A. FROST, SR. 10100 Bending Brook Way Upper Marlboro, MD 20772

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-04104

Notice is hereby given this 1st day of August, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10100 Bending Brook Way, 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 3rd day of September, 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 3rd day of

September, 2019. The report states the purchase price at the Foreclosure sale to be

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

True Copy—Test: Mahasin El Amin, Clerk (8-8,8-15,8-22) 135975

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE

COMMISSIONERS **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That Pursuant to Section 26-1104 of Alcoholic Beverage Article of the Annotated Code of Maryland, the Board accepted applications for the Special Sunday Off-Sale Permit. The number of Special Sunday Off- Sale Permits is limited. A hearing for the below listed applications will be held on September 11, 2019 at 7:00

t/a Avenue Liquors Class A, Beer, Wine and Liquor DHRUV, LLC 3318 Walters Lane Forestville, 20747

And

t/a Bell's Drive In Liquors Class A, Beer, Wine and Liquor OHMKAR, Inc. 5901 Central Avenue Capitol Heights, 20743

And

t/a Big Daddy's Barbeque & Discount Liquors Class B+, Beer, Wine and Liquor Big Daddy's Barbeque & Discount Liquors, LLC 9430 Annapolis Road Lanham, 20706

> And t/a Blue Sky Liquors

Blue Sky Wine & Spirits, LLC 6430 Central Avenue Capitol Heights, 20743 And

Class A, Beer, Wine and Liquor

t/a Burke's Liquors Class A, Beer, Wine and Liquor

And

t/a Capital Liquors Class A, Beer, Wine and Liquor Capital Liquors, Inc 5950 Martin Luther King Highway

Seat Pleasant, 20743 And

t/a District Heights Liquors Class A, Beer, Wine and Liquor District Heights Spirits, Inc. 6136 Malrboro Pike District Heights, 20747

> And t/a Fine Beverage Depot

Class A, Beer, Wine and Liquor Chatha Wine and Liquors Enterprises, LLC 6333 New Hampshire Avenue Takoma Park, 20912 And

t/a Hilltop Wine & Spirits Class A, Beer, Wine & Liquor Hilltop Liquors, Inc. 6856-6858 Racetrack Road

Bowie, 20715 And t/a NuWave Liquors Class A, Beer, Wine and Liquor

NuWave Liquors, LLC 956 East Swan Creek Road Fort Washington, 20744

And t/a Oxon Hill Liquors Class A, Beer, Wine and Liquor T.Y.C., Corp. 6369 – 6371 Livingston Road Oxon Hill, 20745

And t/a Strick's Restaurant Class B+, Beer, Wine and Liquor Strick's Inc. 3211 Branch Avenue Temple Hills, 20748

And t/a Suitland Liquors Class A, Beer, Wine and Liquor

M and M Beverages Corp.

7601 Old Branch Avenue

Clinton, 20735 And t/a Tucker's Restaurant & Liquors Class A, Beer, Wine and Liquor

Aaryan, LLC 9205 Marlboro Pike Upper Marlboro, 20772

And t/a Zach's Liquors Class A, Beer, Wine and Liquor Yaani, LLC 6519 Annapolis Road Hyattsville, 20784

The Public Hearing will be held on:

September 11, 2019

7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774 Testimony will be accepted by letter or can be provided in persor

lic hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980. BOARD OF LICENSE COMMISSIONERS

for or against the request, at the pub-

(Liquor Control Board) Kelly E. Markomanolakis Administrative Assistant

August 14, 2019 136067 (8-22,8-29)

LEGALS

NOTICE

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

Plaintiffs

Sharlene A. Wallace

Shardie Dunbar AND

Bowie, MD 20716

AND

Joseph Wallace 4305 Rustling Leaves Terrace

Defendants In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-00893

Notice is hereby given this 15th day of August, 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 16th day of September, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of September, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$401,224.15. The property sold herein is known as 4305 Rustling Leaves Terrace, Bowie, MD 20716.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (8-22,8-29,9-5) 136103

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

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

5806 GABRIEL DUVALL CT. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated June 21, 2007 and recorded in Liber 28220, Folio 523 among the Land Records of Prince George's County, MD, with an original principal balance of \$583,450.00, 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

SEPTEMBER 4, 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 \$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. 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 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 UP-

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

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

136007 (8-15,8-22,8-29)

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

2915 PUMPKIN ST. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated April 21, 2005 and recorded in Liber 22051, Folio 220 among the Land Records of Prince George's County, MD, with an original principal balance of \$536,000.00, 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 27, 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 \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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 full 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 excelling from soid resole even if over courts are 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. 308618-1)

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

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

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

(8-8.8-15.8-22)

135949

135948

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

10609 JOYCETON DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 30, 2006 and recorded in Liber 25630, Folio 255 among the Land Records of Prince George's County, MD, with an original principal balance of \$217,996.00, 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 27, 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 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 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

135946 (8-8,8-15,8-22)

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

6003 Executive Boulevard, Suite 10 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7310 DONNELL PL., UNIT # C-4 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated April 7, 2005 and recorded in Liber 27817, Folio 6 among the Land Records of Prince George's County, MD, with an original principal balance of \$82,500.00, 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

AUGUST 27, 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 No. 7310-C-4 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 \$6,000 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. 306167-3)

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

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

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

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

135950

LEGALS

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: 9/12/2019.

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
 CHEVROLET
 SUBURBAN
 VA
 UYM9805
 3GNFK16T41G126846

 2012
 CHEVROLET
 CRUZE
 DC
 EV7991
 1G1PC5SH6C7179204

 2003
 CHEVROLET
 SILVERADO
 VA
 WYT5390
 1GCEK19T03E230406

 2005
 LINCOLN
 NAVIGATOR
 VA
 UTV5602
 5LMFU28565LJ23682

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

1998 TOYOTA AVALON MD 2CM6668 4T1BF18BXWU215336

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

2006 CHRYSLER PT CRUISER 3A8FY48B46T313122 2009 CADILLAC CTS4 VA UTG8408 1G6DH577090121590

<u>136120</u> (8-22)

THE

PRINCE GEORGE'S

POST NEWSPAPER

CALL 301-627-0900

FAX 301-627-6260

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

4814 RIVER VALLEY WAY, UNIT #147
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 9, 2014 and recorded in Liber 36541, Folio 417 among the Land Records of Prince George's County, MD, with an original principal balance of \$161,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 27, 2019 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 147, Phase VIII, Section 1, "Glensford 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 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. 335985-1)

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

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

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

410-828-4838 (8-8,8-15,8-22)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5163 CLACTON AVE., UNIT #51 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated June 23, 2007 and recorded in Liber 28347, Folio 48 among the Land Records of Prince George's County, MD, with an original principal balance of \$180,000.0), 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.),

SEPTEMBER 10, 2019 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered Fifty-one (51) in a Horizontal Property Regime known as "Andrews Village 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 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 represent reinstated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire 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. 336642-1)

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

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

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

136082

(8-22,8-29,9-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERNICE DAY AKA: BERNICE BESSIE DAY

Notice is given that V'etta C Ward, whose address is 11410 Bennington Drive, Upper Marlboro, MD 20774, was on August 13, 2019 appointed personal representative of the small estate of Bernice Day who died on July 19, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

> V'ETTA C WARD Personal Representative

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

Estate No. 114500

136092 (8-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CONNIE L THOMAS

Notice is given that Antoinette G Blount, whose address is 14224 Piccadilly Road, Silver Spring, MD 20906, was on July 31, 2019 appointed personal representative of the small estate of Connie L Thomas who died on June 26, 2019 with a

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

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

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

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

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

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

ANTOINETTE G BLOUNT Personal Representative

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

Estate No. 114375

136093 (8-22)

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136026

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 2900 RITCHIE MARLBORO ROAD **UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Cheryl L. Ruth and Luther Ruth, dated April 15, 2015, and recorded in Liber 36962 at folio 306 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 27, 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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification f 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 assured the metrop by the purchaser. Condeminium fees and/or homeowners 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. 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 # 18-603581)

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

135935 (8-8,8-15,8-22)

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

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

837 4TH STREET LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Talisha Saddler, dated August 24, 2009, and recorded in Liber 30976 at folio 346 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 27, 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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600938)

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

135936 (8-8,8-15,8-22)

LEGAL NOTICE

CITY OF BOWIE, MD

Charter Amendment Resolution CAR-2-19 Amending Section 58 Of The Charter Of The City Of Bowie (The "Charter") In Order To: (1) Provide That The Council Shall Determine Certain Matters By Ordinance And May Determine Certain Matters By Resolution Pertaining To General Obligation Debt Of The City; (2) Confirm That General Obligation Debt Of The City May Be Sold By Private Negotiated Sale Without Advertisement Or Publi-cation Of Notice Or Sale Or At Public Sale After Solicitation Of Competitive Bids; (3) Authorize Or Provide For The Methods By Which General Obligation Debt May Be Bid For In Connection With The Sale Of The Same By Solicitation Of Competitive Bids At Public Sale; (4) Provide For The Manner In Which Any Notice Of Sale Or Summary Thereof May Be Published And That Any Notice Of Sale May Be Made Available By Methods Other Than By Publication; (5) Provide For The Manner Of Giving Notice Of Redemption; And (6) Provide That The Powers Set Forth In Section 58 Of The Charter Are Additional And Supplemental To Any Other General Obligation Borrowing Authority Applicable To The City; Providing For Compliance With Certain Provisions Of The Annotated Code Of Maryland And The Charter Regarding The Amendments Provided For Herein; Providing That This Title Constitutes A Fair Summary Of This Charter Amendment Resolution; And Otherwise Generally Relating To The Charter Amendments Provided For

Introduced by the Council of the City of Bowie, Maryland on June 17, 2019 and passed by the Council of the City of Bowie, Maryland on August 5, 2019.

Alfred D. Lott

(8-15,8-22,8-29,9-5)

LEGALS

File: TL-18-SH-PG-0002

LEWIS LAW, LLC 129-4 West Patrick Street Second Floor Frederick, MD 21701

ORDER OF PUBLICATION

Saleh Hussain, vs.

Plaintiff

David A. Amaya, Jose A. Amaya, HomeBridge Financial Services, Inc., Mortgage Electronic Registration Systems, Inc. ("MERS"), Lakeside Title Company, Trustee, and Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, Maryland, known as 512 Holly Rd., Fort Washington, MD 20744 and described as 22,050.0000 Sq.Ft. & Imps. Piscataway Hills Lot 198 and being known as Tax Account No. 0386797, District 05, Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 19-23597 TAX SALE

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

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

It is thereupon this 5th day of August, 2019, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 30th day of August, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 8th day of October, 2019, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk (8-15,8-22,8-29) 136019

File: TL-18-SH-PG-0008

LEWIS LAW, LLC 129-4 West Patrick Street Second Floor Frederick, MD 21701

ORDER OF PUBLICATION

Saleh Hussain,

Plaintiff

272 Jackson Park Road, LLC aka Jackson Park Rd, LLC and Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, Maryland, known as 1200 Indo Pl., Hyattsville, MD 20785 and described as Lots 23,24,25 6,000.0000 Sq. Ft. & Imps. Highland Park Blk 12 and being known as Tax Account No. 1544261, District 13, Defendants.

In the Circuit Court for Prince George's County, Maryland **Civil Division** Civil Action No. CAE 19-23596 TAX SALE

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

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

It is thereupon this 5th day of August, 2019, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 30th day of August, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 8th day of October, 2019, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and

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

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

True Copy—Test: Mahasin El Amin, Clerk 136020 (8-15,8-22,8-29)

NOTICE

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

Substitute Trustees Plaintiffs

George Allen Scott

Defendant

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

CIVIL NO. CAEF 14-02519

ORDERED, this 8th day of August, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6406 Cosmos Court, Glenn Dale, Maryland 20769 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 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 9th day of September, 2019, next.

The report states the amount of sale to be \$332,000.00. MAHASIN EL AMIN Clerk of the Circuit Court

Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk

136048 (8-15,8-22,8-29)

NOTICE

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

Substitute Trustees, **Plaintiffs**

R. Clarence Anthony-El

Beverly Anthony-El 1101 Pine Lane

Accokeek, MD 20607

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-08718

Notice is hereby given this 8th day of August, 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 9th day of Septmber, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of

Septmber, 2019. The Report of Sale states the amount of the foreclosure sale price to be \$220,000.00. The property sold herein is known as 1101 Pine Lane, Accokeek, MD 20607.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (8-15,8-22,8-29) 136049

Your Newspaper of Legal Record

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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

9828 SMITHVIEW PL. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 17, 2015 and recorded in Liber 37434, Folio 396 and re-recorded in Liber 37964, Folio 462 among the Land Records of Prince George's County, MD, with an original principal balance of \$342,177.00, 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 27, 2019 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder 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 is not a fee or

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

(8-8.8-15.8-22)

135951

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

(301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1302 MERGANSER CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 17, 2009 and recorded in Liber 30815, Folio 77 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,300.00, 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.),

AUGUST 27, 2019 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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. 334760-1)

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

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

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

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

10403 FARRAR AVE. CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust dated March 23, 2007 and recorded in Liber 27948, Folio 79 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 27, 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by 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 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 from paid resole oven if such surplus results from invarious. 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. 198224-2)

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

135952 (8-8,8-15,8-22)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4221 RAINIER AVE. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated October 26, 2006 and recorded in Liber 27193, Folio 627 among the Land Records of Prince George's County, MD, with an original principal balance of \$418,500.00, 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

AUGUST 27, 2019 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 186329-2)

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 **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

432 SHADY GLEN DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 19, 2008 and recorded in Liber 39635, Folio 148 among the Land Records of Prince George's County, MD, with an original principal balance of \$171,000.00, 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 27, 2019 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$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

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

135953 (8-8,8-15,8-22)

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

(301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2510 BRANDY LA. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 29, 2012 and recorded in Liber 33537, Folio 386 among the Land Records of Prince George's County, MD, with an original principal balance of \$377,955.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 10, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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

135954 (8-8,8-15,8-22) 135956 (8-8,8-15,8-22) 136072 (8-22,8-29,9-5)

File: TL-18-SH-PG-0009

LEWIS LAW, LLC 129-4 West Patrick Street Second Floor Frederick, MD 21701

ORDER OF PUBLICATION

Saleh Hussain,

Plaintiff

Blue Group International, LLC and Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, Maryland, known as 5421 14th Pl., Hyattsville, MD 20782 described as 7,570.0000 Sq. Ft. & Imps. Michigan Park Hill Lot 11 Blk D and being known as Tax Account No. 1922566, District 17,

Defendants.

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 19-23595 TAX SALE

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

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

pired.
It is thereupon this 5th day of August, 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

Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 30th day of August, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 8th day of October, 2019, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all en-

cumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk 136021 (8-15,8-22,8-29)

File: TL-18-SH-PG-0011

LEWIS LAW, LLC 129-4 West Patrick Street Second Floor

Frederick, MD 21701 ORDER OF PUBLICATION

Saleh Hussain, vs.

Plaintiff

Mauricio A. Figueroa Bonilla, Homespire Mortgage Corporation fka New America Financial Corporation, Mortgage Electronic Registration Systems, Inc. ("MERS"), Scott Goldschein, Trustee, and Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, Maryland, known as 711 62nd Ave., Capitol Heights, MD 20743 and described as Lts 11.12.13 9,750.000 Sq.Ft. & Imps. Fairmount Heights Blk K and being known as Tax Account No. 2066835, District

Defendants.

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 19-23594 TAX SALE

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

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

oired. It is thereupon this 5th day of Au-

gust, 2019, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 30th day of August, 2019, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 8th day of October, 2019, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

Clear of all encumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk 136022 (8-15,8-22,8-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT RANDOLPH EAGLIN

Notice is given that Jason Robert Eaglin, whose address is 10616 Chesterwood Drive, Spotsylvania, VA 22553, was on July 19, 2019 appointed Personal Representative of the estate of Robert Randolph Eaglin who died on April 25, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2020.

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

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

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

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

JASON ROBERT EAGLIN Personal Representative

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

Estate No. 114239

(8-15,8-22,8-29)

NOTICE

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

Substitute Trustees, Plaintiffs

Roscoe T. Brown

136047

AND

Phyllis L. Bowie, Personal Representative for the Estate of Joyce S. Mullins

7304 Edmonston Road College Park, MD 20740 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-10295

Notice is hereby given this 6th day of August, 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 6th day of September, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of September, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$315,000.00. The property sold herein is known as 7304 Edmonston Road, College Park, MD 20740.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136023 (8-15,8-22,8-29)

LEGALS

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

ROBERT BRUCE SCHIMMEL

Substitute Trustees,

Plair

NOTICE

13603 Woodmore Road Bowie, MD 20721 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37076

Notice is hereby given this 26th 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 13603 Woodmore Road, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th 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 26th day of August, 2019.

The report states the purchase price at the Foreclosure sale to be \$231,137.50.

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

35904 (8-1,8-8,8-15)

ERICA T. DAVIS 1401 Rockville Pike, Suite 650 Rockville, MD 20852 301-738-7685

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MATTHEW BRINKLEY** AKA MATTHEW ELI BRINKLEY

Notice is given that Sinobia Brinkley, whose address is 12201 Weather Lane, Upper Marlboro, MD 20772, was on July 25, 2019 appointed Personal Representative of the estate of Matthew Brinkley AKA Matthew Eli Brinkley who died on July 9, 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 25th day of January, 2020.

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

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

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

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

SINOBIA BRINKLEY Personal Representative

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

Estate No. 114309 136086 (8-15,8-22,8-29)

36 (8-15,8-22,8·

NOTICE

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

Substitute Irt Pla

Gail P. O'Hannon 7320 Joplin Street Capitol Heights, MD 20743 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-00090

Notice is hereby given this 30th day of July, 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 30th day of August, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 30th day of August, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$127,000.00. The property sold herein is known as 7320 Joplin Street, Capitol Heights, MD 20743.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135966 (8-8,8-15,8-22)

NOTICE

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

Substitute Trustees,

Plaint

THOMASINA D. HARRIS 516 Clovis Avenue Capitol Heights, MD 20743 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-33862

Notice is hereby given this 31st 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 516 Clovis Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of September, 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

3rd day of September, 2019.

The report states the purchase price at the Foreclosure sale to be \$140.000.00

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

135969 (8-8,8-15,8-22)

Michelle D Lee 10605 Concord St., Ste 420 Kensington, MD 20895 240-514-2358

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD CUYLER WALLACE

Notice is given that Edward Steven Wallace, whose address is 7906 Hubbie Drive, Lanham, MD 20706, was on July 8, 2019 appointed Personal Representative of the estate of Edward Cuyler Wallace, who died on May 5, 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 8th day of January, 2020.

Any person having a claim against

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

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

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

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

EDWARD STEVEN WALLACE Personal Representative

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

Estate No. 114140 136097 (8-22,8-29,9-5)

NOTICE

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

Substitute Trustees, Plaintiffs

Reginald W. Wheeler, Sr. 12804 Glynis Road Clinton, MD 20735 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-08717

Notice is hereby given this 30th day of July, 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 30th day of August, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 30th day of August, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$217,000.00. The property sold herein is known as 12804 Glynis Road, Clinton, MD 20735.

MAHASIN EL AMIN

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135967 (8-8,8-15,8-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RADFORD MICHAEL FERGUSON SR

Notice is given that Radford Michael Ferguson Jr, whose address is 3309 Pumphrey Drive, District Heights, MD 20747, was on July 9, 2019 appointed Personal Representative of the estate of Radford Michael Ferguson Sr, who died on April 28, 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 9th day of January, 2020.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

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

of Wills with a copy to the undersigned, on or before the earlier of

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.

RADFORD MICHAEL FERGUSON JR Personal Representative

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

Estate No. 114164 136095 (8-22,8-29,9-5)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE CAROL MANUS

Notice is given that Terry M Reinhart, whose address is 10274 Lake Arbor Way #206, Bowie, MD 20721, was on August 7, 2019 appointed Personal Representative of the estate of Joyce Carol Manus, who died

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 7th day of February, 2020.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

nine months from the date of the decedent's death; or

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

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

TERRY M REINHART Personal Representative

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

136098 (8-22,8-29,9-5)

Estate No. 114275

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

SHARON L WILLIAMSON

Notice is given that Cultris Williamson, whose address is 4305 Bishopmill Drive, Upper Marlboro, MD 20772, was on July 3, 2019 appointed Personal Representative of the estate of Sharon L Williamson, who died on June 18, 2019 without

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

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

Any person having a claim against

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

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

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

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

CULTRIS WILLIAMSON Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 114113 136096 (8-22,8-29,9-5)

10605 Concord St., Ste 420 Kensington, MD 20895 240-514-2358

Brian Gormley

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF ANTHONY LAVORGNA, SR.

Notice is given that Nicole Lavorgna, whose address is 1118 5th Avenue, Unit 815, Seattle, WA 98101, was on August 12, 2019 appointed Personal Representative of

the estate of Anthony Lavorgna, Sr., who died on July 27, 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 represen-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of February, 2020.

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

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

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

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

NICOLE LAVORGNA Personal Representative

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

136099

Estate No. 114490 (8-22,8-29,9-5)

The Prince George's Post Newspaper

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1767 DUTCH VILLAGE DR. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated July 21, 2008 and recorded in Liber 29883, Folio 17 among the Land Records of Prince George's County, MD, with an original principal balance of \$120,000.00, 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.),

AUGUST 27, 2019 AT 11:33 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered L-327 in Phase Seven (7) Windmill Square 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 \$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 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 represent registrated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire 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. 193150-1)

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

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

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

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9911 OLD ARDWICK ARDMORE RD. UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 18, Onder a power of sale contained in a certain Deed of Trust dated May 18, 2006 and recorded in Liber 25369, Folio 422 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,500.00, 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

AUGUST 27, 2019 AT 11:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #13-1536531 and Tax

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for 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 representation of the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire 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 procepts by said defaulted purchaser. Sub Trustees will convey ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 326520-1)

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

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(8-8,8-15,8-22) 136000

(8-15,8-22,8-29)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated November 16, 2006 and recorded in Liber 26867, Folio 445 among the Land Records of Prince George's County, MD, with an original principal balance of \$305,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

SEPTEMBER 4, 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 \$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 fienholder 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 a contractual obligation between the lienholder and each owner of this ment 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

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

135985

TO ALL PERSONS INTERESTED IN THE ESTATE OF GIOVANNI B SCAPECCHI

Notice is given that Lucia R Croce, whose address is 6889 Woodrise Road, New Market, MD 21774, was on May 2, 2019 appointed Personal Representative of the estate of Giovanni B Scapecchi who died on December 5, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of November, 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 obtained from the Register of Wills.

LUCIA R CROCE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

Upper Marlboro, MD 20773-1729 Estate No. 113536

(8-15,8-22,8-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EVELYN M KEATING

Notice is given that Garrett Keating, whose address is 508 Greenhill Court, Arnold, MD 21012, was on July 25, 2019 appointed Personal Representative of the estate of Evelyn M Keating who died on July 4, 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 25th day of January, 2020.

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

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

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

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

GARRETT KEATING Personal Representative

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

Estate No. 114307 (8-15,8-22,8-29)

136085

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5203 CORNELIAS PROSPECT DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated December 10, 2004 and recorded in Liber 21183, Folio 609 among the Land Records of Prince George's County, MD, with an original principal balance of \$472,000.00, 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

SEPTEMBER 4, 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 \$52,000 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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136001 (8-15,8-22,8-29)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

AND ANY IMPROVEMENTS THEREON

1012 STRAUSBERG ST.
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated January 16, 2008 and recorded in Liber 29630, Folio 681 among the Land Records of Prince George's County, MD, with an original principal balance of \$500,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 4, 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 \$50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into a property from the date of the sale. 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 rathfication, 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. 326498-1)

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4105 CLARK ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 17, 2008 and recorded in Liber 29998, Folio 131 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

SEPTEMBER 4, 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 \$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, rejustated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. 305416-2)

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

136002 (8-15,8-22,8-29)

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

2004 NORTH ALLEVA CT. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated June 5, 2014 and recorded in Liber 36089, Folio 476 among the Land Records of Prince George's County, MD, with an original principal balance of \$328,833.00, 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

SEPTEMBER 4, 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 326533-1)

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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**

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9602 RIGGS RD. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated March 5, 2004 and recorded in Liber 19300, Folio 225 among the Land Records of Prince George's County, MD, with an original principal balance of \$137,930.00, 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

SEPTEMBER 4, 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 \$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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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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<u>136003</u> (8-15,8-22,8-29)

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AND ANY IMPROVEMENTS THEREON

(301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

7857 BURNSIDE RD. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated January 25, 2010 and recorded in Liber 31473, Folio 205 among the Land Records of Prince George's County, MD, with an original principal balance of \$96,224.00, 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

SEPTEMBER 10, 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 \$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 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 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. 336974-1)

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

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136004 (8-15,8-22,8-29) 136005 (8-15,8-22,8-29) 136073 (8-22,8-29,9-5)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8990 WOODYARD RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 28, 2006 and recorded in Liber 27087, Folio 353 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00, 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

SEPTEMBER 10, 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 \$49,000 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 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 loss of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any

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(8-22,8-29,9-5)

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136074

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1806 IRONTON DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated September 26, 2006 and recorded in Liber 26421, Folio 115 among the Land Records of Prince George's County, MD, with an original principal balance of \$256,000.00, 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

SEPTEMBER 10, 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of 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. 196370-2)

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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

1311 WESLEY ST. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 26, 2009 and recorded in Liber 31238, Folio 481 among the Land Records of Prince George's County, MD, with an original principal balance of \$372,606.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 10, 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 \$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 redit. All other public and /or private charges on 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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136075 (8-22,8-29,9-5)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2208 COLUMBIA PL. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated May 3, 2010 and recorded in Liber 31660, Folio 129 among the Land Records of Prince George's County, MD, with an original principal balance of \$132,063.00, 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

SEPTEMBER 10, 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any represent accounts the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of rathfication, 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. 338537-1)

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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

4808 RIVERDALE RD. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated March 20, 2008 and recorded in Liber 29589, Folio 632 among the Land Records of Prince George's County, MD, with an original principal balance of \$250,000.00, 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

SEPTEMBER 10, 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 \$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 on assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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

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

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136076 (8-22,8-29,9-5)

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

10207 GLEN WAY FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 31, 2005 and recorded in Liber 21626, Folio 576 among the Land Records of Prince George's County, MD, with an original principal balance of \$437,000.00, 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

SEPTEMBER 10, 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 \$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 is responsible for obtaining physical possession of the property, and assumes risk of

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136077 (8-22,8-29,9-5) 136078 (8-22,8-29,9-5) 136079 (8-22,8-29,9-5)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6002 APPLEGARTH PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 15, 2009 and recorded in Liber 30941, Folio 290 among the Land Records of Prince George's County, MD, with an original principal balance of \$222,635.00, 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, leasted are Main St.) on located on Main St.), on

SEPTEMBER 4, 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 \$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 PURCHASER. Adjustment of current year's real property tayes. FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 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 resola oven if such surplus results from improve 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. 336525-1)

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(8-15.8-22.8-29) 136008

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1809 PALMER PARK RD. LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated November 14, 2014 and recorded in Liber 36536, Folio 429 among the Land Records of Prince George's County, MD, with an original principal balance of \$166,920.00, 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

SEPTEMBER 10, 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 purground 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 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 lean prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of rathfication, 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. 339142-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10412 DAY LILY TERR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated July 26, Under a power of sale contained in a certain Deed of Trust dated July 26, 2007 and recorded in Liber 28338, Folio 113 among the Land Records of Prince George's County, MD, with an original principal balance of \$384,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, Legated and Main St.) are located on Main St.), on

SEPTEMBER 4, 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 326259-1)

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

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(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON 613 64TH AVE. CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 29, 2007 and recorded in Liber 29253, Folio 500 among the Land Records of Prince George's County, MD, with an original principal balance of \$190,820.00, 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

SEPTEMBER 10, 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and 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 conearly 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 leap prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole 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 Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339242-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3030 IRMA CT. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated March 21, 2006 and recorded in Liber 25289, Folio 198 among the Land Records of Prince George's County, MD, with an original principal balance of \$224,300.00, 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 located on Main St.), on

SEPTEMBER 4, 2019 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit 3030, Phase 3, Building C-7, "Windsor Crossing Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. 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 interest. (Matter No. 330013-1)

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Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11715 ROBY AVE. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated February 1, 2018 and recorded in Liber 40535, Folio 78 among the Land Records of Prince George's County, MD, with an original principal balance of \$328,932.00, 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 27, 2019 AT 11:31 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 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. 336522-1)

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