<u>SALE</u>

COUNTY-OWNED SURPLUS REAL ESTATE PRINCE GEORGE'S COUNTY

This notice is to inform the general public that Prince George's County, Maryland, has determined the below listed County-owned parcels as surplus properties for disposal under the terms within County Council Resolution CR-71-2019. The price listed for each property is the appraised fair market value, and each property will be disposed at not less than fair market value, on terms considered to be in the best interest of the County, but at a price not less than that bid by the highest responsive respondent. This Surplus Property Expression of Interest (**"EOI"**) offer will open on **Monday**, **November 4th, 2019 through 4:00 P.M. Eastern Standard Time (EST) on Tuesday, January 6th, 2020**. The completed EOI proposal is due at the Office of Central Services, Land Acquisition and Real Property Division office.

Conditions

The County does not certify the square footage of the parcel or the amount of acreage of the subject property. It shall be the responsibility of the respondent(s) to inspect the property prior to submitting a proposal to determine pertinent factors of access, zoning, utilities, and easements, etc. No refunds or adjustments will be made because the property fails to meet standards of quality or conditions expected, nor will failure to inspect the property be grounds for any claim for relief from the terms of any proposal submitted in response to this Expression of Interest or any contract that may result herefrom. County makes no representations and warranties concerning the Property. **The property is available "AS-IS" with no guarantees or warranties.**

Pre-Expression of Interest Conference

A Pre-Proposal Conference will be held on Thursday, November 7, and November 14, 2019 at 2:00 P.M. EST at the Office of Central Services, Conference Room 308-A, 3rd floor, **Seating is Limited**. Failure to attend this conference will not preclude a Respondent from submitting a proposal. However, attendance at the pre-proposal conference is highly recommended to ensure the proposer understands the Expression of Interest requirements.

Questions

All questions, interpretations or clarifications, either administrative or technical regarding this Expression of Interest for the Surplus Real Estate pursuant to County Council Resolution CR-71-2019, shall be submitted in writing via email only to OCS_RealProperty@co.pg.md.us the <u>Subject Line</u> shall state the resolution, and the particular parcel referenced map number, no later than Thursday, November 21, 2019 4:00 P.M. EST. The County will post a Question & Answer document after the above deadline for written questions on the OCS Land Acquisition and Real Property website. It is recommended that all interested respondents visit the Property before submitting a proposal.

During this period, expressions of interest will be accepted and must include a ten percent (10%) earnest money deposit in the form of certified funds, payable to <u>Prince George's County, Maryland</u> and must be submitted by **4:00** P.M. Eastern Standard Time (EST) on Tuesday, January 6th, 2020.

A **<u>separate</u>** certified deposit check must be included for each Expression of Interest.

A RESPONSE WILL ONLY BE CONSIDERED VALID WHEN DELIV-ERED TO OCS ON OR BEFORE THE DESIGNATED DUE DATE AND TIME. FAXED OR EMAILED RESPONSES WILL NOT BE ACCEPTED.

Best and Final Offer Submissions

Upon review of the responses, OCS and/or Panel may, at its sole and absolute discretion, may conduct discussions with all, or some, of the Respondents via **"Best and Final Offers"** BAFO submissions after the Expression of Interest Offer closing date and prior to Final Selection and Expression of Interest Bid Award Notice information concerning that process will be supplied to all interested Respondents at the Pre-Submission Conference.

LEGALS

Lot 8; 5701 Jost Street, Capitol Heights, MD 20743; 2,375 sq. ft.; Appraised value is \$13,300. (Resolution No. CR-71-2019 **Map 5-A**)

- Tax Account Number 18-2092971; Tax Map 65, Grid F1, Block F, Lot 13; 1217 Farmingdale Avenue, Capitol Heights, MD 20743; 5,512 sq. ft.; Appraised value is \$36,000. (<u>Resolution No. CR-71-2019 Map 5-B</u>)
- Tax Account Number 18-1992460; 18-1992619; Tax Map 67, Grid A4, Subdivision 4160; 1.99-acre portion of Parcel A; Parcel 35; 7915 Anchor Street & 7908 Central Avenue, Landover, MD 20785; 2.30 acres; Appraised value is n/a. (Resolution No. CR-71-2019 Map 5-C)
- 13. Tax Account Number 18-2049989; Tax Map 66, Grid A2, Block E, Lot 26; HEIGHTS T-DT S/B 06/29/04 L19833 F459; 5908 K Street, Capitol Heights, MD 20743; 2,500 sq. ft.; Appraised value \$10,000. (Resolution No. CR-71-2019 **Map 5-D**)
- 14. Tax Account Number 07-0736504; Tax Map 45, Grid F4, Block F, Lot
 9; King Court, Bowie, MD 20716; 16,502 sq. ft.; Appraised value is
 \$99,000.
 (Resolution CR-71-2019 Map 6-A)
- Tax Account Number 06-0597559; Tax Map 82, Grid C4, Parcel 349; Flowers Road, Upper Marlboro, MD 20774; 10.92 acres; Appraised value is \$950,000.
 <u>(Resolution No. CR-71-2019 Map 6-B)</u>
- Tax Account Number 18-2019230; Tax Map 72, Grid E2, Block 21, Lot 26; Balboa Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$2,500. (<u>Resolution No. CR-71-2019 Map 7-A</u>)
- 17. Tax Account Number 18-2080869; Tax Map 66, Grid B3, Block 2, TRI at NE PT LOTS 23, 24, Lot 25 EX TRI at SW EQ 3705 SQ FT; James Farmer Way, Capitol Heights, MD 20743; 3,705 sq. ft.; Appraised value is n/a. (Resolution No. CR-71-2019 **Map 7-B**)
- Tax Account Number 18-2043537; Map 72, Grid E2, Block 19, Lots 15.16; 809 Drum Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$25,000. (<u>Resolution No. CR-71-2019 Map 7-C</u>)
- Tax Account Number 06-2751279; Tax Map 80, Grid F1, Subdivision 4820, Parcel B; 1750 Torrance Avenue, Capitol Heights, MD 20743; 2.05 acres; Appraised value is \$32,000. (<u>Resolution CR-71-2019 Map 7-D</u>)
- 20. Tax Account Number 06-0609818; Map 72, Grid F4, Block 3, Lot 108; Quarter Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$2,500. (Resolution No. CR-71-2019 Map 7-E)
- Tax Account Number 06-0438507; Map 72, Grid F4, Block 3, Lot 107; Quarter Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$2,500. (Resolution No. CR-71-2019 Map 7-F)
- 22. Tax Account Number 06-0422675; Map 72, Grid F4, Block 3, Lots 99.100; Quarter Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$7,500. (<u>Resolution No. CR-71-2019 Map 7-G</u>)
- 23. Tax Account Number 06-0638551; Map 72, Grid F4, Block 3, Lots 93.94; Quarter Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$7,500. (Resolution No. CR-71-2019 Map 7-H)
- 24. Tax Account Number 18-2059863: Tax Map 66, Grid A4, Block 3,

LEGALS

- 37. Tax Account Numbers: 18-1992395; 18-1992403; 18-1992411; 18-1992429; 18-1992437; 18-1992684; 18-1992668; 18-1992627;18-1992171; Former Lyndon Hills Elementary school site; Tax Map 73, Grid B1, Pt Lots 1-5; Pt Lots 6.7, Lots 8-10; Lots 11-15; Lots 16-20; Lots 21-24; Par 72; Par 71; Par 70; Par 64; 6181 Old Central Avenue; 302 Rollins Avenue; Central Avenue; Yolanda Avenue, Capitol Heights, MD 20743; 6.05 acres; Appraised value is n/a. (Resolution No. CR-71-2019 Map 7-W)
- 38. Tax Account Number 12-1225184; Tax Map 95, Grid F2, Section 11, Block 203, Lot 1; 109 Talbert Drive, Oxon Hill, MD 20745; 3,914 sq. ft.; Appraised value is \$20,000. (Resolution No. CR-71-2019 Map 8-A)
- Tax Account Number 12-1225192; Tax Map 95, Grid F2, Section 11, Block 203, Lot 2; 107 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$20,000. (Resolution CR-71-2019 Map 8-B)
- 40. Tax Account Number 12-1225200; Tax Map 95, Grid F2, Section 11, Block 203, Lot 3; 105 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$20,000. (Resolution No. CR-71-2019 Map 8-C)
- 41. Tax Account Number 12-1225218; Tax Map 95, Grid F2, Section 11, Block 203, Lot 4; 103 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$20,000. (Resolution No. CR-71-2019 Map 8-D)
- Tax Account Number 12-1225226; Tax Map 95, Grid F2, Section 11, Block 203, Lot 5; 101 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$20,000. (Resolution No. CR-71-2019 Map 8-E)
- 43. Tax Account Number 12-1225234; Tax Map 95, Grid F2, Section 11, Block 203, Lot 6; 55 Talbert Drive, Oxon Hill, MD 20745; 6,400 sq. ft.; Fair market value is \$20,000. (Resolution CR-71-2019 **Map 8-F**)
- 44. Tax Account Number 12-1303221; Tax Map 96, Grid D2, Section 02, Block F; Mystic Avenue, Oxon Hill, MD 20745; 238,113 sq. ft.; Appraised value is \$25,000. (Resolution No. CR-71-2019 Map 8-G)
- 45. Tax Account Number 12-1369818; Tax Map 113, Grid E1, Parcel 134; 8115 Oxon Hill Road, Fort Washington, MD 20744; 42,453 sq. ft.; Appraised value is \$115,000. (<u>Resolution No. CR-71-2019 Map 8-H</u>)
- 46. Tax Account Number 05-0412031; Tax Map 151, Grid E4, Parcel 204; Livingston Road, Accokeek, MD 20607; 5.76 acres; Appraised value is n/a. (<u>Resolution No. CR-71-2019 Map 9-A</u>)
- 47. Tax Account Number 11-1181841; Tax Map 146, Grid D4, Parcel 46; 14210 Gibbons Church Road, Brandywine, MD 20613; 1.29 acres; Appraised value is \$112,000. (Resolution CR-71-2019 Map 9-B)
- 48. Tax Account Number 09-0896365; Tax Map 116, Grid A3, Parcel 220; Piscataway Road, Clinton, MD 20735; 0.50 acres; Appraised value is \$10,000.
 (Resolution No. CR-71-2019 Map 9-C)
- 49. Tax Account Number 09-0986505; Tax Map 108, Grid A4, Lot 12; 7801 Sarakal Road, Clinton, MD 20735; 11,176 sq. ft.; Appraised value is \$20,000. (Resolution No. CR-71-2019 Map 9-D)
- 50. Tax Account Number 09-0986513; Tax Map 108, Grid A4, Lot 13; 7803 Sarakal Road, Clinton, MD 20735; 10,000 sq. ft.; Appraised

Thursday, February 13th, 2020 – Intended date for announcement of an accepted winning Expression of Interest. If no acceptable proposals are received, the County may extend the deadline for submitting proposals in its absolute discretion.

OCS reserves the right, at its sole and absolute discretion, to reject any proposal it deems incomplete or unresponsive to the submission requirements. Prince George's County reserves the right to waive any informality in any bid and to reject any or all bids without cause. This timeline is subject to change.

Sale Conditions: All property

Seller makes no representations and warranties concerning the Property. is to be disposed via public sale have no structures or improvements and is being sold "AS IS."

- Tax Account Number 01-0014258; Tax Map 13, Grid B3, Block DD, Lots 4.5; Rinard Avenue, Beltsville, MD 20705; 5,040 sq. ft.; Appraised value is \$5,000. (Resolution No. CR-71-2019 Map 1-A)
- Tax Account Number 01-0069971; Tax Map 13, Grid B3, Block DD, Lots 18.19; Rinard Avenue, Beltsville, MD 20705; 5,040 sq. ft; Appraised value is \$7,500. (Resolution No. CR-71-2019 Map 1-B)
- Tax Account Number 01-0016105; Tax Map 13, Grid B3, Block PP, Lot 14; 4613 Rinard Avenue, Beltsville, MD 20705; 2,520 sq. ft.; Appraised value is \$5,000. (Resolution No. CR-71-2019 Map 1-C)
- Tax Account 17-1964527; Tax Map 50, Grid B2, Block 20, Pt Lots 2.3 & 12 & S Pt Lot 11 (SMA 5-17-94 FR CM to R55); 4506 Rhode Island Avenue, Brentwood, MD 20772; 3,842 sq. ft.; Appraised value is \$24,000. (Resolution No. CR-71-2019 Map 2-A)
- Tax Account Number 17-1956283; Tax Map 41, Grid B2, Parcel 149, PAR 2 EX 1610 SF T-DT S/B 07/21/04 L19961 F010; New Hampshire Avenue, Hyattsville, MD 20783; 33,671 sq. ft.; Appraised value is \$110,000. (Resolution No. CR-71-2019 Map 2-B)
- Tax Account Number 19-2125789; Tax Map 43, Grid B3, Parcel 5, Wildercroft Elementary School Site; 6700 Riverdale Road, Riverdale, MD 20737; 5.94 acres; Appraised value is n/a. (Resolution No. CR-71-2019 Map 3-A)
- Tax Account Number 21-2358851; Tax Map 33, Grid E4, Block 27, PAR 186 (#2358828, 36, 69, 93, 2358901, 27, 76, 31 COMB IN 00VAC99011); 51st Avenue, College Park, MD 20740; 36,230 sq. ft.; Appraised value is n/a. (Resolution No. CR-71-2019 Map 3-B)
- Tax Account Number 14-1656768; Tax Map 29, Grid A2, Block 5, Lots 17.18; 6th Street, Bowie, MD 20715; 5,000 sq. ft.; Appraised value is \$42,000. (<u>Resolution No. CR-71-2019 Map 4-A</u>)
- Tax Account Number 14-1631563; Tax Map 29, Grid A2, Block 5, Lot 42; 7th Street, Bowie, MD 20720; 2,500 sq. ft.; Appraised value is \$15,000.
 (Resolution CR-71-2019 Map 4-B)
- 10. Tax Account Number 18-2067221; Tax Map 65, Grid F2, Block 14,

- Lot 22 (Lot 23 2000 SF to # 3247244 STR 99); 5609 Eagle Street, Capitol Heights, MD 20743; 2,000 sq. ft.; Appraised value is \$12,000. (Resolution CR-71-2019 **Map 7-I**)
- 25. Tax Account Number 18-2096634; Tax Map 66, Grid D3, Section 2, Block U, Lots 28.29; 308 Carmody Hills Drive, Capitol Heights, MD 20743; 5,000 sq. ft.; Appraised value is \$36,000. (Resolution No. CR-71-2019 **Map 7-J**)
- 26. Tax Account Numbers: 18-2057693; 18-2057701; 18-2057677; Tax Map 72, Grid E2, Block 21, Lots 1.2.3.4.5; Lots 6.7.8.9 EX R 9 FT EA Lot 10 EX R 9 FT; R 9 FT LTS 6.7.8.9 & 10; Emo Street, Capitol Heights, MD 20743; 22,729 sq. ft.; Appraised value is \$83,000. (Resolution No. CR-71-2019 Map 7-K)
- 27. Tax Account Number 18-2080802; Tax Map 72, Grid E4, Block 73, Lot 21; Mentor Avenue, Capitol Heights, MD 20743; 2,170 sq. ft.; Appraised value is \$30,000. (Resolution No. CR-71-2019 Map 7-M)
- 28. Tax Account Number 18-2006831; Tax Map 66, Grid C1, Block 8, Lots 17.18.19; Elsa Avenue, Landover, MD 20785; 9,375 sq. ft.; Appraised value is \$44,000. (Resolution No. CR-71-2019 Map 7-N)
- 29. Tax Account Number 12-1311455; Tax Map 96, Grid C1, Parcel 21; Brookside Drive, Oxon Hill, MD 20745; 2.59 acres; Appraised value is \$170,000. (Resolution CR-71-2019 Map 7-O)
- Tax Account Number 12-1353770; Tax Map 96, Grid C1, Plat 2, Block A, Parcel B – L0435 F109, L0001 F153; Deep Gorge Court, Oxon Hill, MD 20745; 2.07 acres; Appraised value is \$26,000. (Resolution No. CR-71-2019 Map 7-P)
- 31. Tax Account Number 06-0589390; Tax Map 80, Grid E1, Block 13, Lots 7.8; Mars Avenue, Suitland, MD 20746; 4,000 sq. ft.; Appraised value is \$18,000. (Resolution No. CR-71-2019 Map 7-Q)
- Tax Account Number 06-0549980; Tax Map 80, Grid E1, Block 13, Lots 9.10; Mars Avenue, Suitland, MD 20746; 4,000 sq. ft.; Appraised value is \$18,000. (<u>Resolution No. CR-71-2019 Map 7-R</u>)
- 33. Tax Account Number 06-0588962; Tax Map 80, Grid E1, Block 13, Lots 11.12; Mars Avenue, Suitland, MD 20746; 4,000 sq. ft.; Appraised value is \$18,000.
 (Resolution No. CR-71-2019 Map 7-S)
- 34. Tax Account Number 06-0589051; Tax Map 80, Grid E1, Block 13, Lots 13.14.15.16; Mars Avenue, Suitland, MD 20746; 8,000 sq. ft.; Appraised value is \$40,000. (<u>Resolution CR-71-2019 Map 7-T</u>)
- Tax Account Number 06-0589069; Tax Map 80, Grid E1, Block 13, Lots 17 thru 21, L4820 F267; Mars Avenue, Suitland, MD 20746; 10,000 sq. ft.; Appraised value is \$42,000. (Resolution No. CR-71-2019 Map 7-U)
- 36. Tax Account Number 06-0474064; Tax Map 80, Grid A2, Block A, Lot 1; Southern Avenue, Suitland, MD 20746; 6,255 sq. ft.; Appraised value is \$40,000.
 (Resolution No. CR-71-2019 Map 7-V)

value is \$20,000. (Resolution No. CR-71-2019 **Map 9-E**)

- Tax Account Number 09-0986497; Tax Map 108, Grid A4, Lot 11; 7804 Sarakal Road, Clinton, MD 20735; 10,061 sq. ft.; Appraised value is \$20,000. (Resolution CR-51-2019 Map 9-F)
- 52. Tax Account Number 09-0986521; Tax Map 108, Grid A4, Lot 14; 7805 Sarakal Road, Clinton, MD 20735; 10,000 sq. ft.; Appraised value is \$20,000. (Resolution No. CR-71-2019 Map 9-G)
- 53. Tax Account Number 09-0986489; Tax Map 108, Grid A4, Lot 10; 7806 Sarakal Road, Clinton, MD 20735; 10,000 sq. ft.; Appraised value is \$20,000. (<u>Resolution No. CR-71-2019 Map 9-H</u>)
- 54. Tax Account Number 09-0986539; Tax Map 108, Grid A4, Lot 15; 7807 Sarakal Road, Clinton, MD 20735; 10,000 sq. ft.; Appraised value is \$20,000. (<u>Resolution No. CR-71-2019 Map 9-I</u>)

Requests for further information or any objection on the sale of a property shall be in writing and addressed as follows: The Office of Central Services, 1400 McCormick Drive, Room 336, Largo, Maryland 20774, Attn: Administrator, Land Acquisition and Real Property Division (telephone: 301-883-6450) and must be submitted by **Monday**, **December 2**, 2019 by 4:00 P.M.

All real property is offered "As-Is," with no warranties or guarantees, expressed or implied, as to kind, character or its fitness for any use, purpose or its ability to be developed for any use or purpose.

Please visit our website below commencing on Monday, November 4th, 2019 for detailed EOI information

https://www.princegeorgescountymd.gov/927/Surplus-Real-Estate

(11-7,11-14,11-21)

LEGALS

NOTICE

IN THE MATTER OF: Tamara Denishia Bethea

<u>135446</u>

FOR THE CHANGE OF NAME TO: Tamara Denise Bethea

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-33887

A petition has been filed to change the name of Tamara Denishia Bethea to Tamara Denise Bethea. The latest day by which an objection to the petition may be filed is November 25, 2019.

Mahasin El Amin Clerk of the Circuit Court for	
Prince George's County, Maryland	Ι
135425 (11-7)	1

NOTICE

IN THE MATTER OF: Henry Ragavan Siva

FOR THE CHANGE OF NAME TO: Rakaven Nagalingam Shiva

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

Case No. CAE 19-33950

A petition has been filed to change the name of Henry Ragavan Siva to Rakaven Nagalingam Shiva. The latest day by which an objection to the petition may be filed is November 25, 2019.

Mahasin El Aı	nin
Clerk of the Circuit	Court for
Prince George's Count	y, Maryland
135426	(11-7)

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

4917 REES LA. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated March 24, 2004 and recorded in Liber 19422, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$213,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 26, 2019 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #07-0816694, Tax ID #07-0736199, Tax ID #07-0736207 and Tax ID #07-0736215.

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser isk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to seftle withs and purchaser shall have no further lia

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1017 IAGO AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 11, 1996 and recorded in Liber 10923, Folio 183 and re-recorded in Liber 10999, Folio 671 among the Land Records of Prince George's County, MD, with an original principal balance of \$50,000.00, 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

NOVEMBER 19, 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is ko floss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid of the loan for sale. The sale is subject to post-sale audit of the status of the loan with the loan se

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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

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

NOVEMBER 19, 2019 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssume risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered it on any reapyment agreement, reinstated or paid of the loan prior to the sale is subject to post-sale audit of the status of the loan with the

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

(11-7,11-14,11-21) 135374

(10-31,11-7,11-14)

135364

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 **BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555 (10-31,11-7,11-14)

(301) 961-6555

135401

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4201 SKYLINE DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated September 26, 1997 and recorded in Liber 11689, Folio 409 among the Land Records of Prince George's County, MD, with an original principal balance of \$144,606.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 13, 2019 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 ucontacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in tr

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8911 FRANCISCO CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 7, 2007 and recorded in Liber 28949, Folio 725 among the Land Records of Prince George's County, MD, with an original principal balance of \$310,000.00, 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

NOVEMBER 19, 2019 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 325290-2)

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

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

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

(10-31,11-7,11-14) 135305

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8507 CARROLLTON PKWY. HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated August 30, 2006 and recorded in Liber 26651, Folio 561 among the Land Records of Prince George's County, MD, with an original principal balance of \$377,875.00, 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

NOVEMBER 13, 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 \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssume risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any reapyment agreement, reinstated or paid of the loan for sale. The sale is subject to post-sale audit of the status of the loan with the

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

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

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

(10-24,10-31,11-7)

(10-24,10-31,11-7) 135375

COUNTY COUNCIL HEARING

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

TUESDAY, NOVEMBER 19, 2019 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, November 19, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing

10:00 A.M.

Appointment of the following individual as the Chief Administrative Officer for Prince George's County:

Mr. Major F. Riddick, Jr.

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

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

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Todd M. Turner, Chair

> > (11-7)

(11-7)

<u>135331</u>

Attest: Donna I. Brown Acting Clerk of the Council

135431

COUNTY COUNCIL HEARING

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

TUESDAY, NOVEMBER 19, 2019 **COUNCIL HEARING ROOM** COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, November 19, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

Appointment of the following individual as Director of Housing and Community Development for Prince George's County:

Ms. Estella Alexander

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

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

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Todd M. Turner, Chair

Attest: Donna I. Brown Acting Clerk of the Council

LEGALS

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

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

14000 FARNSWORTH LANE #3201 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Laneal Langston, dated May 29, 2007 and recorded in Liber 28258, Folio 634 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$257,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement weather or other emer-gency, sale shall occur at time previously scheduled, on next day that court sits], on NOVEMBER 19, 2019 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 set-tlement 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential domages, and any deficiency in the underlying 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 Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

LEGALS

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

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

7304 PACELLA COURT CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Clarence E. Sanders, dated May 20, 2005 and recorded in Liber 28603, Folio 539 among the Land Records of Prince George's County, Mary-Folio 539 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$237,000.00, 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 sched-uled, on next day that court sits], on NOVEMBER 19, 2019 AT 11:00 AM AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of rescale reaconable attempt's fore, and all other charges due and inciof 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 pro-ceeds or profits resulting from any resale of the property. If the Substi-tute 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

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 19, 2019 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, November 19, 2019 the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M.

Appointment of the following individuals to the Commission for Individuals with Disabilities for Prince George's County:

Ms. Tiffany C. Harkless	Appointment Public Member Term Expiration: 7/1/2022
Ms. Toni Paster-Dupree	Appointment Consumer Member Replacing: Eugene Langbehn

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

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

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Todd M. Turner, Chair

Term Expiration: 7/1/2022

Attest: Donna J. Brown Acting Clerk of the Council

135433

NOTICE

IN THE MATTER OF: Ashley Nicole Campos Castillo

FOR THE CHANGE OF NAME TO: Ashley Nicole Campos

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

Case No. CAE 19-32880

A petition has been filed to change the name of (Minor Child(ren)) Ash-ley Nicole Campos Castillo to Ashley Nicole Campos.

The latest day by which an objection to the petition may be filed is November 25, 2019.

Mahasin El Amin Clerk of the Circuit Court fo Prince George's County, Maryl	
135421 (1	1-7)

Jaxser Alexsander Rivera Guzman FOR THE CHANGE OF

NOTICE

NAME TO: Alexander Samuel Rivera

IN THE MATTER OF:

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-33248

A petition has been filed to change the name of (Minor Child(ren)) Jaxser Alexsander Rivera Guzman to Alexander Samuel Rivera.

The latest day by which an objec-tion to the petition may be filed is November 25, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland	
135422 (11-7)	

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, NOVEMBER 19, 2019 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, November 19, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing

10:00 A.M.

Appointment of the following individual to the Washington Suburban Sanitary Commission for Prince George's County:

Mr. Keith Bell

Appointment Replacing: Omar M. Boulware Term Expiration: 2/28/2023

(10-31,11-7,11-14)

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

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

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Todd M. Turner, Chair

Attest: Donna J. Brown Acting Clerk of the Council

<u>135434</u>

(11-7)

NOTICE

IN THE MATTER OF: Juan-Christopher Alexander Diaz Spearman

NAME TO: Juan Christopher Spearman

In the Circuit Court for

Case No. CAE 19-33038

A petition has been filed to change the name of Juan-Christopher Alexander Diaz Spearman to Juan Christopher Spearman.

The latest day by which an objection to the petition may be filed is November 25, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 135423 (11-7)

IN THE MATTER OF: Steve Patrick Nichol

NOTICE

FOR THE CHANGE OF NAME TO: **Steve Patrick Nichols**

In the Circuit Court for

Case No. CAE 19-33440

tion to the petition may be filed is November 25, 2019.

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

135459

(11-7)

135332

(10-31,11-7,11-14)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, NOVEMBER 19, 2019 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, November 19, 2019 the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

Nomination of the following individual as Health Officer for Prince George's County:

Dr. Ernest L. Carter

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

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

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Todd M. Turner, Chair

Attest: Donna J. Brown Acting Clerk of the Council

135435

(11-7)

(11-7)

Redevelopment Authority of Prince George's County Community Impact Grant Program Notification of Funding Availability (NOFA) FY 2020

The Redevelopment Authority of Prince George's County (RDA) is Soliciting Applications from community based 501 (c) (3) organizations for the Community Impact Grant Program (CIG) FY 2020 Funding Round. The CIG Program funds grants to implement small innovative capital projects that revitalize and enhance communities and quality of life in Prince George's County

The RDA has Four Hundred Ninety-seven thousand dollars (\$497,000) available for the FY 2020 Funding Round. Two hundred and fifty thousand dollars (\$250,000) of this is earmarked for eligible projects in the Northern Gateway target area of Prince George's County.

Email questions to Andrea D. Anderson Project Manager at: adanderson@co.pg.md.us

Visit Website:

https://www.princegeorgescountymd.gov/DocumentCenter/View/2 7531/NOFA-FY-2020

Applications must be received by the RDA no later than December 20, 2019 at 12:00 PM.

(11-7.11-14)

FOR THE CHANGE OF

Prince George's County, Maryland

A petition has been filed to change the name of Steve Patrick Nichol to Steve Patrick Nichols

The latest day by which an objec-

135424

Prince George's County, Maryland

Mahasin El Amin

COHN, GOLDBERG & DEUTSCH, LLC Attorneys at Law

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4526 POWDER MILL ROAD BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Charles Obiekwe and Kimberlyn Obiekwe, dated May 11, 2007 and recorded in Liber 27912, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 19, 2019 AT 11:00 AM.**

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

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7807 MALCOLM ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Jeong Ho Tahk and Olive Hyejung Yoon, dated March 24, 2014 and recorded in Liber 35838, Folio 32 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$455,000.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 19, 2019 AT 11:00 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds 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

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

16003 PARTELL COURT

BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Joyce E. Williams and Rodirc Morris, dated December 1, 2011, and recorded

in Liber 33179 at folio 168 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

NOVEMBER 19, 2019

AT 9:31 AM

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

The property will be sold in an "as is" condition and subject to conditions,

restrictions, easements, encumbrances and agreements of record affecting

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-

cretion, for \$20,000.00 at the time of sale. If the noteholder and / or servicer

is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification

of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of

the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no electromet of interact due from the number of the supert actual

will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-

sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of

sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees

are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the

purchaser shall have no further claim against the Substitute Trustees. Pur-

chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the

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

property immediately after the sale. (Matter # 17-603451)

the subject property, if any, and with no warranty of any kind.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11412 GLENN DALE RIDGE ROAD GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Peter Chika Iloanya and Felicia I. Nweze, dated July 27, 2007 and recorded in Liber 28469, Folio 477, and re-recorded at Liber 29174, Folio 144 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$624,050.00, and an original interest rate of 6.875%, 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 **NOVEMBER 19, 2019 AT 11:00 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$67,000.00 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

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(10-31,11-7,11-14)

<u>135334</u>

dwelling

(10-31,11-7,11-14)

135335

(10-31,11-7,11-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

13011 TRUMBULL DRIVE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Pamela Walker AKA Pamela R. Walker, dated February 17, 2012, and recorded in Liber 33447 at folio 168 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

NOVEMBER 19, 2019

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser so 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 possesion of the property. The purchaser at the foreclosure sale shall assume the risk

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

<u>135328</u>

(10-31,11-7,11-14)

(10-31,11-7,11-14)

135330

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$800.00 in each and every year.

5204 TROTTERS GLEN DRIVE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Karen Faulk and Bartiqua Faulk, dated May 28, 2008, and recorded in Liber 29816 at folio 209 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

NOVEMBER 19, 2019

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall be responsible for othe dates. Purchaser shall be responsible for othe addite trustees. Purchaser shall be responsible for othaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-600515</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

(10-31,11-7,11-14)

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<u>135329</u>

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

3006 WINTERBOURNE DRIVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from William A. Jones and Lula B. Jones, dated December 30, 2015 and recorded in Liber 37840, Folio 707 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on October 26, 2017 in the Land Records of Prince George's County at Liber No. 40158, Folio 451, with an original principal balance of \$498,641.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on NOVEMBER 12, 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 condiif any and with no warranty of any kind. A deposit of \$43,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substi-tute 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 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

135297

LEGALS

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

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

9975 S CAMPUS WAY UNIT 136 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Anita Berko, dated July 11, 2012 and recorded in Liber 34284, Folio 288 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$205,800.00, and an original interest rate of 4.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on NOVEMBER 12, 2019 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed in the aforesaid Deed of Trust. The property being sold is a con-dominium 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 \$19,000,00 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 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 incidentation depresented and and and the purchase price. 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 Substi-tute 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

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

13800 KING GREGORY WAY UNIT 10140

UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Tawana D. Alston and Gregory B. Alston, dated January 26, 2005, and recorded in Liber 21538 at folio 642 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

NOVEMBER 12, 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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees if the property is purchased by an entity other than

the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the owner ottla.

will be no abatement of interest due from the purchaser in the event settle-

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

sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of

sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees

are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the

purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the

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

property immediately after the sale. (Matter # 19-600138)

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

3727 PORTAL AVENUE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Yolanda Rhodes and Yvonne Rhodes-Toy, dated March 1, 2007 and recorded in Liber 27459, Folio 287 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$314,900.00, and an original interest rate of 2.000%, default having oc-curred under the terms thereof, the Substitute Trustees will sell at pub-lic 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 inclament worther or other emergency cale shall occur closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEM**-BER 26, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 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 Frustees, 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 underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

(11-7, 11-14, 11-21)

(10-24,10-31,11-7)

135298

dwelling

(10-24,10-31,11-7)

135397

The

Prince

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

9132 OLD BURTON CIRCLE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Estate of Pamela Boyd, dated December 18, 2009, and recorded in Liber 31313 at folio 314 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

NOVEMBER 12, 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 \$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, Maryand. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes ground rent water rent and all other 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 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 up no further deposited to the refuse to the purchaser. purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601225)

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

135300

George's Post Newspaper Call

301-627-0900

01

Fax

301-627-6260

135299

(10-24,10-31,11-7)

(10-24,10-31,11-7)

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

9503 STONEY RIDGE RD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 29, 2010 and recorded in Liber 31760, Folio 417 among the Land Records of Prince George's County, MD, with an original principal balance of \$199,575.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

NOVEMBER 13, 2019 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE 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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 318433-1) interest. (Matter No. 318433-1)

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

(10-24,10-31,11-7)

(10-31,11-7)

135321

LEGALS

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 mo-tion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure suction. In such over the definition purchaser shall be light for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-production and the formation of the purchase. ceeds 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

> > VS.

(10-24,10-31,11-7)

Substitute Trustees/

Plaintiffs.

Defendant(s).

NOTICE

CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

ANTHONY RUSSELL JOHNSON

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-22488

Notice is hereby given this 30th day of October, 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 813 Reedworth Court, Capitol Heights, MD 20743, mode and structure the Subati

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 2nd day of December,

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 2nd day of Decem-

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

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

NOTICE

District Heights, MD 20747 Defendant(s).

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-14708

Notice is hereby given this 16th day of October, 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 6105 Blacksmith

Drive, District Heights, MD 20747,

made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

the contrary thereof be shown on or before the 18th day of November,

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 18th day of No-vember, 2019.

The report states the purchase price at the Foreclosure sale to be \$170,583.45.

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

(10-<u>24,10-31,11-7)</u>

True Copy—Test: Mahasin El Amin, Clerk

(11-7,11-14,11-21)

Substitute Trustees/

Plaintiffs.

ber, 2019.

<u>135438</u>

\$174,000.00.

True Copy—Test:

DEMBA SAKHO

6105 Blacksmith Drive

Mahasin Él Amin, Clerk

CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

ANTOINETTE JOHNSON

Capitol Heights, MD 20743

813 Reedworth Court

NOTICE

135296

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs,

CHARLES GREENFIELD LORETTA C. MOSS (DECEASED) 5416 Woodland Boulevard Oxon Hill, MD 20745

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21093

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5416 Woodland Boulevard, Oxon Hill, MD 20745, 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 2nd day of December, 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 2nd day of December, 2019. The report states the purchase

price at the Foreclosure sale to be \$215.000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135437 (11-7,11-14,11-21)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs,

LEGALS

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 pur-chaser 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 mo-tion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure surgion. In guide over the defaulting purchaser shall be light for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substiat 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

135294

David R Cross, Esq 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-262-6000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY REA FAUCETT

Notice is given that Terra Evette Faucett, whose address is 10700 Westwood Drive, Cheltenham, Maryland 20623, was on October 17, 2019 appointed Personal Representative of the estate of Nancy Rea Faucett who died on August 16, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of April, 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

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

(10-24,10-31,11-7)

NOTICE IS HEREBY GIVEN that the Circuit court of Prince William county, Virginia appointed Sharon L DeLong, whose address is 120 Cimarron Drive, Asheville, NC 28803, as the Executor of the Estate of Patrick Eldon DeLong who died on May 15, 2019 domiciled in Virginia.

The Maryland resident agent for service of process is Mackenzie Hart, whose address is 8007 Baileys Lane, Pasadena, MD 21122.

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

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

(2) Two months after the foreign personal representative mail livers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

REQUEST FOR PROPOSALS (RFP) NO. 2019- 2

LEGALS

Purple Line Beacon Heights Station Development Opportunity

The Redevelopment Authority of Prince George's County (RDA) is hereby soliciting proposals for the development of a parcel consisting of approximately 6-acres located at 6700 Riverdale Road, Riverdale, MD 20737 (Prince George's County Tax Map 43, Grid B-3, Parcel 5), directly across Riverdale Road from the Purple Line Beacon Heights Station.

The RFP with Supporting Documentation is now available on the following website:

http://www.princegeorgescountymd.gov/1500/Development-Opportunities

Questions and inquiries must be submitted via email no later than seven business days prior to the Request for Proposals closing date of January 10, 2020 to: Patricia Omondi Senior Construction Adviser at: Paomondi@co.pg.md.us

135390

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

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

13809 CHURCHVILLE DRIVE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Simone Jackson, dated August 3, 2012 and recorded in Liber 34208, Folio 195 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$212,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substi-tute 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 NOVEMBER 12, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of 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

LAWRENCE E. GOINS ROBERT L. GIBSON

6601 Hil Mar Drive District Heights, MD 20747 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21069

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6601 Hil Mar Drive, District Heights, MD 20747, made and reported by the Substi-tute_Trustee, will be_RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$217,560.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 135439 (11-7,11-14,11-21)

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

135324

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

10675 CAMPUS WAY S UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Lisa Cherry, dated September 27, 2013 and recorded in Liber 35316, Folio 571 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,769.00, 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 NOVEMBER 12, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and / or unpaid private utility, water and of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the 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 hereafter. Claim forms may be obtained from the Register of Wills.

TERRA EVETTE FAUCETT Personal Representative

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

Estate No. 115085 <u>135340</u> (10-24,10-31,11-7)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

vs.

Substitute Trustees/ Plaintiffs,

MICHAEL A. REID CONSTANCE M. REID 10904 Henry Darnall Court Upper Marĺboro, MD 20772 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-35938

Notice is hereby given this 18th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10904 Henry Darnall Court, 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 18th day of November, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three succesve weeks before the 18th day of November, 2019.

The report states the purchase price at the Foreclosure sale to be \$217,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135352 (10-31, 11-7, 11-14) SHARON L DELONG Personal Representative

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

> Estate No. 114579 (10-24,10-31,11-7)

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

VS.

ANDERSON RAWLINGS, JR 9205 New Hampshire Avenue, Condo Unit: A-3 Hyattsville, MD 20783

and

135347

PRESIDENTIAL PARK CONDOMINIUM ASSOCIATION 9205 New Hampshire Avenue, Condo Unit: A-3 Hyattsville, MD 20783

Defendant(s)

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

Civil Action No. CAEF 19-19401

Notice is hereby given this 18th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9205 New Hampshire Avenue, Condo Unit: A-3, Hyattsville, MD 20783, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 18th day of November, 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 18th day of November, 2019, next.

The Report of Sale states the amount of the sale to be Thirty Nine Thousand Five Hundred Twenty Dollars (\$39,520.00).

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Mahasin Él Amin, Clerk 135350

(10-31,11-7,11-14)

LEGALS

COUNTY GOVERNMENT BOARD OF LICENSE

COMMISSIONERS

PRINCE GEORGE'S

NOTICE OF PUBLIC HEARING

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

Applicants for a Family Entertainment Permit:

t/a Copper Canyon Grill Woodmore Restaurant Holding, LLC Class B, Beer, Wine and Liquor 9300 Taj Lane Lanham, 20706

And

t/a Old Bowie Town Grille Old Town Hospitality, LLC Class B, Beer, Wine and Liquor 8604 Chestnut Avenue Bowie, 20715

And

t/a Red Crab House Red Crab House, LLC Class B, Beer, Wine and Liquor 14707 Baltimore Avenue Laurel 20707

And

t/a Sip at C Street Café C Street Café, LLC Class B, Beer and Wine 24 C Street, Units 100 and 101 Laurel, 20707

Applicant for a Special Entertainment Permit:

t/a Mango Café Jaah & Bakar Associated, Inc. Class B, Beer and Wine 4719 Annapolis Road Bladensburg, 20710

A Public Hearing will be held on:

November 13, 2019 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

Attest: Kelly Markomanolakis Administrative Assistant October 22, 2019

135363 (10-31,11-7)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and Specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 11/15/2019. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recov-ery, Inc. at 410-867-9079. Fax 410-867-7935.

5600 YORK RD BALTIMORE

LOT#9286, 1980 HUNTER 27' BOAT MD# 1290AG HIN# HUN54821M80L MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE LOT#9287, 1986 HALMAN 21' BOAT MD# 6822CG HIN# ZHL21443M86K MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9288, 1977 O'DAY 32' BOAT MD# 4207BG HIN# XDYR0069M77A MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9289, 1973 NEWPORT 30' BOAT MD# 94AV HIN# CPY304951173 MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9291, 1973 CLIPPER MARINE 25'9" BOAT MD# 9772CH HIN# MDZ52109F273 (on Record) MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9292, 1987 CARVER 28' BOAT MD# 6662DA HIN# CDRJ9033J687 MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9293, 1972 CHEOY LEE 32'10" BOAT MD# 6463BY HIN# MDZ49867K572 (on Record) MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9294, 1989 JR CUSTOM 27'6" BOAT MD# 6661AV HIN# JCL27001A989 MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9295, 2004 BAYLINER 18'8" BOAT MANUFACTURER ON RECORD: BRUNSWICK MD# 1451BU HIN# USHD04CNC404 MARYLAND MARINA & VACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LEGALS

MARYLAND RULE 2-122 1429 EASTERN AVENUE DEVELOPMENT GROUP, LLC

RALPH A. PHILIPS

NOTICE PURSUANT TO

Plaintiff,

UNKNOWN HEIRS OF

Defendants,

In the Circuit Court for Prince George's County, Maryland Case No. CAE19-26371

Plaintiff, 1429 Eastern Avenue Development Group, LLC filed a Com-plaint in the Circuit Court for Prince George's County, Maryland (Case No. CAE19-26371) on August 16, 2019, seeking to quiet title by estab-lishing Plaintiff's title to real property located in Capitol Heights, Maryland. The property at issue is a strip of unimproved land approx-imately sixteen (16) feet in width and slightly more than fifty-two (52) feet deep known as part of Lot 17 in Block 12 along Eastern Avenue, lo-cated in the Frederick W. Childs' Subdivision ("Lot 17"). Lot 17 is lo-cated at the intersection of Addison Road and Eastern Avenue and is immediately adjacent to Lot 18, which is located at 1435 Eastern Avenue, Capitol Heights, Maryland in Prince George's County, Maryland ("Lot 18"). In 1938, the States Road Com-mission acquired land and proceeded to construct Addison Road. The construction of Addison Road reduced the width of Lot 17 from approximately thirty-nine (39) feet to approximately sixteen (16) feet. Addison Road was constructed east of the railroad tracks and within the twenty-three (23) westerly feet of Lot 17. This reduced the size of Lot 17 and resulted in its present config-uration. Ralph A. Philips and Eliz-abeth Philips are the last known record owners of Lot 17. This notice is to the unknown heirs of Ralph A. Philips and the unknown heirs of Elizabeth Philips. Plaintiff seeks the entry of an order vesting the fee simple title of Lot 17 in Plaintiff and granting other and further relief that the Court may deem just and proper under the circumstances. Persons believing they have an interest in the Real Property must file a written response with the Circuit Court for Prince George's County, Maryland, on or before December 8, 2019. Fail-ure to file a timely response could result in a judgment by default following a hearing and/or the grant-ing of the relief sought by the Plaintiff.

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

<u>135389</u> (10-31,11-7,11-14)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs, CHERYL F TERRY

vs.

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION November 19, 2019

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

TRANSFER

Bhupinder Singh, Member-Man-ager, for a Class A, Beer, Wine and Liquor for the use of Beltsville Spirits, LLC, t/a Maryland Farms Super Liquors, 11450 Cherry Hill Road, Beltsville, 20705, transfer from Strauss Enterprises, t/a Maryland Farms Super Liquors, Jason Chang Lee, President/Secretary/Treasurer.

Dharmendra N. Patel, Managing Member/Authorized Person, for a Class A, Beer, Wine and Liquor for the use of Aariv, LLC, t/a Seitz Liquors, 6223 Livingston Road, Oxon Hill, 20745, transfer from Seitz Liquors Corporation, t/a Seitz Мi Hyon Han, Liquors, President/Secretary/Treasurer.

Jalpan K. Patel, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Manokeek Wine and Spirits Corporation, t/a Manokeek Liquors, 7091 Berry Road, Suite B, Accokeek, 20607, transfer from Manokeek Liquors, Inc., t/a Manokeek Liquors, Dany Nguyen, President/Secretary/Treasurer.

Zhen Hua Liang, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Cindy Piao, Inc., t/a Gah Rham Restaurant, 5027 Garrett Avenue, Beltsville, 20705, transfer from J.I.D.S. Restaurant, Inc., t/a Gah-Rham Restaurant, Hae Sung Lee, President/Secretary/Treasurer.

NEW - CLASS B, BEER, WINE AND LIQUOR

Gerson Noe Fuentes President/Secretary/Treasurer for a Class B(AE), Beer, Wine and Liquor for the use of Medi Café, Inc., t/a Medi Café, 3237 Rhode Island Avenue, Mount Rainier, 20712. Continued from September 24, 2019.

Parvez Ahmed, Managing Mem-ber for a Class B, Beer, Wine and Liquor for the use of The Olde Towne Inn (OTI) Largo, LLC, t/a The Olde Towne Inn (OTI) Largo, 9421 Largo Drive West, Largo, 20774. Continued from September 24, 2019.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, November 19, 2019. Addiinformation

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF **PUBLIC HEARING**

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on December 19, 2019 and will be heard on February 25, 2020. Those licenses are:

Class D, Beer and Wine – 17 BW 71, 17 BW 72, 17 BW 73

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

A Public Hearing is scheduled for December 4, 2019 at 7:00 p.m. and December 11, 2019 at 7:00 p.m. at the 9200 Basil Court, Room 410, Largo, Maryland, 20774. The Board will consider the agenda as posted that

BOARD OF LICENSE COMMISSIONERS

Attest: Kelly E. Markomanolakis Administrative Assistant October 28, 2019

135392

<u>(10-31,11-7)</u>

LEGALS

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

In the Matter of: **DOMINIC D HARLEY, Minor**

Guardianship No. GD-10945

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **DOMINIC D HARLEY**, an infant male born on December 19, 2014 at Howard County General Hospital in Maryland to Tracy Ilesha Harley and Father Unknown, having been filed, it is this 11th day of October, 2019.

ORDERED, by the Orphan's Court for Prince George's County, Mary-land, that the respondent(s), Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent(s) as Unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 30th day of December, 2019, why the re-lief prayed should not be granted; and the said respondent(s) is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF **PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That pursuant to Sections 26-601, 26-604, 26-801 and 26-804 of the Alcoholic Beverage Article of the Annotated Code of Maryland. The following business has filed an application to convert the current alcoholic beverage license from a Class D, Beer License to a Class D, Beer and Wine License:

t/a El Rodeo Restaurant El Rodeo Bar Restaurant, LLC 6258 Kenilworth Avenue Riverdale Park, 20737

A Public Hearing will be held on:

November 13, 2019 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

Attest: Kelly Markomanolakis Administrative Assistant October 22, 2019

135362 (10-31,11-7)

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

In the Matter of: DOMINIQUE A HARLEY, Minor

Guardianship No. GD-10946

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely DOMINIQUE A HARLEY, an infant female born on December 19, 2014 at Howard County General Hospital in Maryland to Tracy Ilesha Harley and Father Unknown, having been filed, it is this 11th day of October, 2019.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent(s) as Unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 30th day of December, 2019, why the relief prayed should not be granted; and the said respondent(s) is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a

LOT#9255, 2016 FORD FOCUS VIN# 1FADP3F22GL382151 SON'S OF OTIS AUTO REPAIR INC 6403 OLD ALEXANDRIA FERRY RD CLINTON

LOT#9256, 2016 CHEVROLET MALIBU VIN# 1G1ZB5ST2GF319695 Y-BE MECHANIC ON WHEELZ 8632 EDGEWORTH DR CAPITOL HEIGHTS

LOT#9258, 2002 MERCEDES E320 VIN# WDBJH82J22X069492 HARRISON'S TRANSMISSION & AUTO 8977 MISTLETOE DR EASTON

LOT#9259, 2004 TOYOTA SOLARA VIN# 4T1CA38P04U008025 CERTIFIED COLLISION CENTER 6230 HOLABIRD AVE BALTIMORE

LOT#9260, 2007 LEXUS LS460 VIN# JTHGL46F275012784 MAACO COLLISION REPAIR 5600 YORK RD BALTIMORE

LOT#9262, 1972 MERCEDES 250 VIN# 11401112008052 MAACO COLLISION REPAIR 5600 YORK RD BALTIMORE

LOT#9263, 1954 FORD SEDAN VIN# U4AT144513 MAACO COLLISION REPAIR 5600 YORK RD BALTIMORE

LOT#9264, 1969 FORD MUSTANG VIN# 9F01T161566 MAACO COLLISION REPAIR 5600 YORK RD BALTIMORE

LOT#9265, 2009 LEXUS IS250 VIN# JYHCK262695031358 MAACO COLLISION REPAIR

LOT#9296, 1991 SEA RAY 17' BOAT MD#843CF HIN# SERV5116D191 MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9297, 1982 SEA RAY 16'7" BOAT MD# 1097AJ HIN# SER43T460981 MARYLAND MARINA & YACHT SALES INC 3501 RED ROSE FARM RD BALTIMORE

LOT#9298, 1979 TROJAN 32' BOAT MD# 1090BC HIN# TRJ090590279 BOWLEYS MARINA INC 1700 BOWLEYS QUARTERS RD MIDDLE RIVER

LOT#9299, 1996 BAYLINER 25'5" BOAT MD# 5566BD HIN# USCA31FVK596 BOWLEYS MARINA INC 1700 BOWLEYS QUARTERS RD MIDDLE RIVER

LOT#9301, 1989 TROJAN 39' BOAT USCG# 1079845 BOAT NAMED: ELIXIR BOWLEYS MARINA INC 1700 BOWLEYS QUARTERS RD MIDDLE RIVER

LOT#9302, 1988 WELLCRAFT 32' BOAT MD# 9699AS HIN# WELC3471E788 BOWLEYS MARINA INC 1700 BOWLEYS QUARTERS RD MIDDLE RIVER

LOT#9303, 1976 CATALINA 30' BOAT MD# 4079Z HIN# CTYN0157M76B BOWLEYS MARINA INC 1700 BOWLEYS QUARTERS RD MIDDLE RIVER

TERMS OF SALE: CASH

PUBLIC SALE The Auctioneer reserves the right to post a Minimum Bid

610 Ba Lothiar	1 & Recovery, Inc. yard Road 1, MD 20711 867-9079
135393	(10-31,11-7)

Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-15701

Notice is hereby given this 16th day of October, 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 3138 Pyles Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of November, 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 18th day of November, 2019.

The report states the purchase price at the Foreclosure sale to be \$158.100.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135325 (10-24,10-31,11-7)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs,

SALMINEO SHERMAN, SR. CORA J. SHERMAN 11606 Ámerican Swing Place Clinton, MD 20735 Defendant(s).

VS.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-41442

Notice is hereby given this 22nd day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11606 American Swing Place, 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 22nd day of November, verore the 22nd day of November, 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 22nd day of No-vember, 2019.

The report states the purchase price at the Foreclosure sale to be \$376,200.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135376 (10-31.11-7.11-14)

obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS Attest: Kelly E. Markomanolakis Administrative Assistant October 24, 2019

135391 (10-31,11-7)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH ANNE FIELDS

Notice is given that Tarey Houston, whose address is 4701 Teak Court, Camp Springs, MD 20748, was on October 28, 2019 ap-pointed personal representative of the small estate of Elizabeth Anne Established in the rest 7 2010 Fields, who died on June 7, 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 represen-tative or the attorney.

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

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

TAREY HOUSTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114223 135461 (11-7)

final decree for the relief sought. This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772

(11-7,11-14,11-21) 135462

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

George's County, Maryland Case No. CAEF 19-10269

Notice is hereby given this 18th day of October, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 18th day of November, 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 18th day of

The Report of Sale states the amount of the foreclosure sale price to be \$355,000.00. The property sold herein is known as 544 Bolin Ter-race, Upper Marlboro, MD 20774.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>135351</u> (10-31,11-7,11-14) final decree for the relief sought. This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772

135463 (11-7,11-14,11-21)

THIS

COULD BE

LEGALS

NOTICE

YOUR AD!

November, 2019.

Call today

301-627-0900

for a quote.

The Prince George's Post Call 301-627-0900

600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees Plaintiffs v. Richard Gerald Austin 544 Bolin Terrace Upper Marlboro, MD 20774 Defendant In the Circuit Court for Prince

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

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

14300 COLONEL ADDISON COURT UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Lisa R. Morrison, dated July 15, 2015 and recorded in Liber 37261, Folio 516 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 3, 2017 in the Land Records of Prince George's County at Liber No. 39354, Folio 110, with an original principal balance of \$238,598.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Sub-stitute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse for any the present and the present and the present with the present of the present set of the present 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 **NOVEMBER 19, 2019 AT 11:00 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, 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 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 Nets its assignment designment chain pay intersect on the uppaid pur 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 setterms test expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure unction. In such over the defaulting purchaser shall be light for the 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 Substi-tute 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

LEGALS

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

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

1109 HORIZON VIEW PLACE ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Dottie Branch, dated August 23, 2004 and recorded in Liber 20367, Folio 452 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$313,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on NOVEMBER 19, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

LEGALS

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

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

6607 JUNEAU STREET DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Joseph Wright and Iola Wright, dated July 18, 2005 and recorded in Liber 24744, Folio 211 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on December 8, 2017 in the Land Records of Prince George's County at Liber No. 40330, Folio 540, with an original principal balance of \$108,113.00, and an orig-inal interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex. If courthouse is closed due to incloment of courthouse complex--If courthouse is closed due to inclement Wing weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on NOVEMBER 19, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,400.00 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 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 tute 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

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(10-31,11-7,11-14)

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4002 73RD AVENUE HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Chrishana C. Walker, dated December 20, 2016, and recorded in Liber 39269 at folio 225 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

NOVEMBER 12, 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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 settle. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all cottloaned charge shall be home by the purchaser factors, 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>18-603611</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

135302

135336

(10-24,10-31,11-7)

LEGALS

NOTICE TO CREDITORS OF A SETTLOR OF A REVOCABLE TRUST

To all persons interested in the Trust of Laura Ann Fleet.

This is to give notice that Laura Ann Fleet, who resided at 7205 Long Branch Dr., New Carrollton, MD, died on or about February 8, 2019. Before the decedent's death, the decedent created a revocable trust for which the undersigned, Angela Minor, whose address is 1101 Pennsylvania Ave., NW, Suite 300, Washington, DC 20020 and Steven E. Hoofnagle, whose address is 165 Log Canoe Circle, Suite I, Stevensville, MD 21666, are now co-Successor Trustees.

To have a claim satisfied from the property of this trust, a person who has claim against the decedent must present the claim on or before the date that is 6 months after the date of the first publication of this notice to the undersigned trustee at the address stated above. The claim must include the following information:

A verified written statement of the claim indicating its basis; The name and address of the claimant;

If the claim is not yet due, the date on which it will become due;

If the claim is contingent, the nature of the contingency;

If the claim is secured, a description of the security; and

The specific amount claimed.

Any claim not presented to the trustee on or before that date or any extension provided by law is unenforceable.

Angela Minor, Trustee	Steven E. Hoofnagle, Trustee
1101 Pennsylvania Ave., NW	165 Log Canoe Circle
Suite 300	Suite I
Washington, DC 20020	Stevensville, MD 21666

135419

135337

NOTICE

IN THE MATTER OF: **Christopher Brennan Holcomb**

FOR THE CHANGE OF NAME TO: Christopher Brennan Carbonaro

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-33961

A petition has been filed to change the name of Christopher Brennan Holcomb to Christopher Brennan Carbonaro

The latest day by which an objection to the petition may be filed is November 25, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland (11-7)

<u>13542</u>7

NOTICE

(11-7,11-14,11-21)

IN THE MATTER OF: Anthony Robert Durham

FOR THE CHANGE OF NAME TO: Anthony Robert Walters

In the Circuit Court for

Prince George's County, Maryland Case No. CAE 19-33970

A petition has been filed to change the name of Anthony Robert Durham to Anthony Robert Walters. The latest day by which an objection to the petition may be filed is November 25, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland <u>135428</u> (11-7)

135303

135338

(10-31,11-7,11-14)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4506 BLACKBIRDS FOLLY LANE **BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Betty Lulandala, dated October 18, 2016, and recorded in Liber 38795 at folio 447 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

NOVEMBER 12, 2019

AT 9:32 AM

LL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS ALL THAT FEE-SIMPLE LOT OF GROUP AND THE MALE ALL THE THE THE THE THE THE ALL THE 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 \$47,000.00 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 curves the the sale by the sale of the sale o annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan 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>19-601540</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

(10-24,10-31,11-7)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON 5264 DAVENTRY TERR

5264 DAVENTRY TERR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 18, 2007 and recorded in Liber 28034, Folio 540 among the Land Records of Prince George's County, MD, with an original principal balance of \$261,000.00, 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

NOVEMBER 13, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan 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 intere

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

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(10-24, 10-31, 11-7)

135307

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2413 BAIKAL LOOP UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 13, 2010 and recorded in Liber 32149, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 19, 2019 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. 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 loan prior to the sale is subject to post-sale audit of the status of the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser fistol or of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occa

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

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

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(10-31,11-7,11-14)

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135366

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

132 69TH ST. CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 15, 2008 and recorded in Liber 29990, Folio 285 among the Land Records of Prince George's County, MD, with an original principal balance of \$215,616.00, 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

NOVEMBER 19, 2019 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$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 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 sub

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6206 ERLAND WAY LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated May 24, 2006 and recorded in Liber 25366, Folio 531 among the Land Records of Prince George's County, MD, with an original principal balance of \$558,000.00, 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

NOVEMBER 19, 2019 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and 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 \$42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for areary propayment of water and every the ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 307922-2)

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

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

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

(10-31,11-7,11-14) 135369

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12902 CRICKMORE TRACE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 29, 2005 and recorded in Liber 23162, Folio 249 among the Land Records of Prince George's County, MD, with an original principal balance of \$600,000.00, 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

NOVEMBER 19, 2019 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$59,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or sessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 72906-5)

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

(10-31,11-7,11-14)

(10-31,11-7,11-14) 135368

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7706 WOODYARD FARM ROAD UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Michael C. Pratt and Paulette A. Walker, dated March 4, 2008 and recorded in Liber 29504, Folio 336 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 3.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on NOVEM-BER 26, 2019 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully 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 underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this 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

> > (11-7, 11-14, 11-21)

LEGALS

250	LF	DIAMATER CONCRETE INTERSECTION SWALE - PRINCE GEORGE'S COUNTY STD. NO. 300.11
4	EA	PRINCE GEORGE'S COUNTY TYPE A
		INLET L=10'
750	LF	CLOSED CIRCUIT TELEVISION
		(CCTV) INSPECTION OF
		STORMDRAIN SYSTEM

6. This project requires 20% Minority Business Enterprise and 40% County-Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business (MBE) Enterprises Notice and County-Based Small Business Participation Requirements.

7. An *optional* Pre-Bid Conference will be held on November 15, 2019 at 11:30 a.m. local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

By Authority of Angela D. Alsobrooks County Executive

(10-31,11-7,11-14)

135388

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 16105 AUDUBON LANE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Philip Govan and Sarah Govan, dated January 30, 2018 and recorded in Liber 40672, Folio 249 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 26, 2019 AT 11:00 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

LEGALS

CB-045-2019 (DR-2) - AN ORDINANCE CONCERNING C-S-C ZONE - TABLE OF USES for the purpose of permitting by right 'Gas Station', 'Food or beverage store' in combination with a gas station, 'Apartment housing for the elderly or physically handicapped', 'Dwelling, multifamily', and 'Townhouse' uses in the C-S-C (Commercial Shopping Center) Zone of Prince George's County, under certain circumstances.

CB-047-2019 (DR-2) - AN ACT CONCERNING BUILDING CODE -UNPERMITTED CONSTRUCTION for the purpose of amending and adopting certain provisions of the International Building Code related to unpermitted construction and establishing a penalty in the form of a fee and an additional permit for owners cited for unpermitted construction.

<u>CB-050-2019 - AN ACT CONCERNING PARKING PERMIT AREAS</u> for the purpose of amending the Code to allow for residential parking permit areas to be designated by the County Executive or County Council.

<u>CB-051-2019 - AN ACT CONCERNING MUNICIPALITIES</u> for the purpose of requiring the County to notify municipalities when the County receives notification from a governmental body that it is disposing of property located within a municipality and when the County collects money on behalf of a municipality.

CB-052-2019 (DR-2) - AN ACT CONCERNING NON-COM-POSTABLE STRAWS AND STIRRERS BAN for the purpose of providing for legislative intent; providing for certain definitions; prohibiting certain eating and drinking establishments in Prince George's County from providing certain straws and stirrers with certain food or beverage under certain circumstances; providing for certain prohibited acts; providing for an exemption; providing for enforcement; providing for certain civil penalties; and generally relating to non-compostable straws and stirrers.

<u>CB-055-2019 (DR-2) - AN ORDINANCE CONCERNING APPEALS</u> <u>AND VARIANCES</u> for the purpose of amending the criteria for granting appeals involving variances.

<u>CB-057-2019 - AN ORDINANCE CONCERNING R-E ZONE-TABLE</u> OF USES-APARTMENT HOUSING FOR ELDERLY OR PHYSI-CALLY HANDICAPPED FAMILIES AND SPECIAL EXCEPTIONS-ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS for the purpose of providing additional criteria for approval of Special Exceptions for 'Apartment housing for elderly or physically handicapped families' uses in the R-E (Residential -Estate) Zone of Prince George's County, under certain specified circumstances.

<u>CB-058-2019</u> (DR-3) - AN ACT CONCERNING SMALL WIRELESS FACILITIES for the purpose of authorizing and regulating the installation and implementation of certain small wireless telecommunications facilities in the County.

<u>CB-059-2019 - AN ORDINANCE CONCERNING SMALL WIRE-LESS FACILITIES</u> for the purpose of defining a Small Wireless Facility and modifying the definition of a Public Utility to include a Small Wireless Facility within the Zoning Ordinance.

<u>CB-060-2019 (DR-2) - AN ORDINANCE CONCERNING O-S ZONE</u> for the purpose of amending the criteria for development of single-family detached, single-family attached, and townhouse residential uses within the O-S (Open Space) Zone of Prince George's County to allow rough grading of land under certain circumstances.

<u>CB-061-2019</u> (DR-2) - <u>AN</u> <u>ORDINANCE</u> <u>CONCERNING</u> <u>AQUAPONICS</u> for the purpose of defining a new use, "Aquaponics" and amending the regulations for changes to golf course special exception site plans to include this use.

<u>CB-063-2019 (DR-2) - AN ORDINANCE CONCERNING R-T AND</u> <u>R-18C ZONE</u> for the purpose of amending the Zoning Ordinance to permit Food or Beverage stores in combination with a Gas Station in the R-T and R-18C Zones of Prince George's County, under certain specified circumstances.

Those wishing to testify at these hearings and comment, or to receive

NOTICE TO CONTRACTORS

135398

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until December 3, 2019 at 2:00 p.m. local prevailing time for the following project:

MONTPELIER DRIVE STREET IMPROVEMENTS 905-H (E)

2. <u>Contract Documents</u>. Contract documents will be available for review on November 4, 2019 in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, MD 20774. A non-refundable fee of one hundred dollars (\$100.00) will be charged for the purchase of the contract documents. **Only checks or money orders will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland**.

3. <u>Project Description</u>. Project consists of construction of concrete curb and gutters, sidewalks, storm drains, roadway repair, excavation and backfilling, milling of asphalt, roadway paving, traffic safety services, pavement marking traffic sign installations and/or removal services and street trees installation, including landscaping.

4. <u>Minimum Qualifications</u>. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid as part of Technical Response Volume 1.

The Prince George County's Approved Paving Contractor's information is available on the web at <u>https://www.princegeorgescountymd.gov</u>.

5. The approximate quantities for major items of work involved are as follows:

<u>QUANTITY</u>	<u>UNIT</u>	DESCRIPTION
1	LS	MAINTENANCE OF TRAFFIC
2,650	ĒA	DRUMS FOR MAINTENANCE OF
,		TRAFFIC
300	LF	VARIOUS REINFORCED CONCRETE
	PIPE C	LASS IV RCP
7,000	TON	HMA SUPERPAVE PG 64-22
34,000	SY	MILLING HOT MIX ASPHALT
		PAVEMENT 0 INCH TO 2 INCH
2,500	SY	FULL DEPTH PATCHING
6,000	LF	CONCRETE CURB AND GUTTER -
		PRINCE GEORGE'S COUNTY STD.
1 - 000		NO. 300.01
15,000	SF	4-INCH-THICK CONCRETE SIDEWALK
2,000	SF	6-INCH-THICK SIDEWALK RAMP
350	SY	MEMBRANE WATERPROOFING
2,400	CY	CLASS 1 EXCAVATION
200	CY	COMMON BORROW
30,750	LF	TEMPORARY PAVEMENT MARKING
15 000	T F	TAPE, VARIOUS COLORS
45,000	LF	NONTOXIC LEAD-FREE WATERBORNE
		PAVEMENT MARKING PAINT,
25 000	LE	VARIOUS COLORS
35,000	LF	THERMOPLASTIC PAVEMENT
24.000	SY	MARKINGS GEOTEXTILE PAVEMENT
34,000	51	REINFORCEMENT FABRIC
2 000	SY	8-INCH GRADED AGGREGATE
3,000	51	8-INCH GRADED AGGREGATE BASE
5,000	LF	UNDERDRAIN - PRINCE GEORGE'S
5,000	L1'	COUNTY STD. NO. 300.13, VARIOUS
		COULT 1010.100.000.10, VARIOUS

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

135399

LEGALS

COUNTY COUNCIL HEARINGS

PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

TUESDAY, NOVEMBER 19, 2019

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

11:00 A.M.

Notice is hereby given that on Tuesday, November 19, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-006-2019 - AN ACT CONCERNING CODE OF ETHICS for the purpose of amending the Code of Ethics in order to conform to State law, changing certain restrictions and requirements for County employees and officials.

CB-038-2019 (DR-2) - AN ACT CONCERNING FAIR HOUSING for the purpose of establishing Prince George's County's Policy of ensuring equal opportunity and eliminating discrimination in all housing accommodations.

<u>CB-040-2019 (DR-2) - AN ACT CONCERNING UTILITIES</u> for the purpose of setting the standard for the removal time for downed wires for emergency and non-emergency removals, the imposition of fines where applicable, and generally regarding utility wires.

CB-044-2019 (DR-2) - AN ACT CONCERNING SWIMMING POOLS for the purpose of amending the County Code to have safety standards for pools under 2,500 square feet of water within Prince George's County apply to health club services pools; and generally relating to the regulation of swimming pools. Administration Building, Upper Marlboro, Maryland, Telephone (301) 952-3600 or sign up online at <u>http://pgccouncil.us/458/Public-Hearing-No-tices-Sign-Up-to-Speak</u>.

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

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Todd M. Turner, Chair

ATTEST: Donna J. Brown Acting Clerk of the Council

<u>135429</u>

(11-7,11-14,11-21)

(11-7,11-14)

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 19, 2019

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

1:30 P.M.

Notice is hereby given that on Tuesday, November 19, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-017-2019 (DR-3) - <u>AN ORDINANCE CONCERNING R-A ZONE</u> for the purpose of permitting Townhouse and One-family detached dwelling uses in the R-A (Residential Agricultural) Zones of Prince George's County, under certain circumstances.

<u>CB-046-2019 (DR-3) - AN ACT CONCERNING PRINCE GEORGE'S</u> <u>COUNTY ANIMAL CONTROL ORDINANCE</u> for the purpose of amending provisions of the County Code regulating animal care and control, amending certain definitions and generally relating to the requirements for comprehensive animal management.

<u>CB-062-2019 (DR-2) - AN ACT CONCERNING COMMUNITY IN-CLUSIVENESS</u> for the purpose of codifying the County's administrative policy that County law enforcement agencies shall not honor Immigration and Customs Enforcement (ICE) detainers in non-criminal interactions and mandate that all County agencies shall not engage in immigration enforcement.

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

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

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Todd M. Turner, Chair

ATTEST: Donna J. Brown Acting Clerk of the Council

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

8046 ASHFORD BLVD. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated July 27, 2005 and recorded in Liber 24796, Folio 464 among the Land Records of Prince George's County, MD, with an original principal balance of \$280,000.00, 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

NOVEMBER 19, 2019 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$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 pur-baser. Any deformed water and source the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 is not be entitled to any surplus proceeds excluding the couple of the provide the purchaser is not be entitled to any surplus provide the purchaser. ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339640-1)

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14604 DANUBE LA. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated July 8, 2004 and recorded in Liber 20180, Folio 691 among the Land Records of Prince George's County, MD, with an original principal balance of \$294,700.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 19, 2019 AT 11:12 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 proparation methods of the county of the assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340853-1)

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

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(10-31,11-7,11-14) 135372

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9703 PRINCE WILLIAM DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated March 22, 2013 and recorded in Liber 34596, Folio 614 among the Land Records of Prince George's County, MD, with an original principal balance of \$182,033.00, 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

NOVEMBER 19, 2019 AT 11:13 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341061-1)

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

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(10-31,11-7,11-14)

(10-31,11-7,11-14)

135371

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

<u>135370</u>

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3312 HUNTLEY SQUARE DR., UNIT # A2 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated May 8, 2003 and recorded in Liber 20909, Folio 454 among the Land Records of Prince George's County, MD, with an original principal balance of \$71,000.00, 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

NOVEMBER 19, 2019 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered and lettered 3312-A-2, in Building 7 in a horizontal property regime entitled "Master Plat of Huntley 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. 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 ssumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan 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 tere

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4205 LOTTSFORD VISTA RD. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 14, 2007 and recorded in Liber 40143, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,515.00, 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

NOVEMBER 13, 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. Tax ID #13-1473354 and Tax ID #13-2868701.

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 con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property hybrid defaulted purchaser. ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 337831-1)

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

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(10-24,10-31,11-7) 135402

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2218 HINDLE LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October 10, 2013 and recorded in Liber 35361, Folio 314 among the Land Records of Prince George's County, MD, with an original principal balance of \$238,598.00, 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

NOVEMBER 26, 2019 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds 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. 328413-2)

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

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(11-7,11-14,11-21)

(10-31,11-7,11-14) 135309

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MEIZHEN ZHANG

Notice is given that Weilou Cao, whose address is 3418 Rutgers Street, Hyattsville, MD 20783, was on Sep-tember 24, 2019 appointed Personal Representative of the estate of Meizhen Zhang who died on Sep-tember 13, 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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of March, 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 obtained from the Register of Wills.

WEILOU CAO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114858

135341 (10-24,10-31,11-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAROLYN M DEBOSE**

Notice is given that Genese L Brown, whose address is 2541 Bolinbrook Court, Bryans Road, MD 20616, was on October 10, 2019 appointed Personal Representative of the estate of Carolyn M Debose who died on September 30, 2019 without a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of April, 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

GENESE L BROWN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114997 135342 (10-24,10-31,11-7)

NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA E SMITH

Notice is given that Karen Jones, whose address is 11100 Parkmont Drive, Upper Marlboro, MD 20772, was on October 8, 2019 appointed Personal Representative of the estate of Sandra E Smith who died on July 15, 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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of April, 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 obtained from the Register of Wills.

KAREN JONES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114996 135345 (10-24,10-31,11-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MALINDA J BROWN

Notice is given that Andre Brown, whose address is 7531 Courtney Place, Lndover, MD 20785, was on October 10, 2019 appointed Personal Representative of the estate of Malinda J Brown who died on November 7, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of April, 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 obtained from the Register of Wills.

ANDRE BROWN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115022

<u>135346</u> (10-24,10-31,11-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Crystal Brooks, whose address is 5645 Unit F Harpers Farm Road, Columbia MD 21044, was on October 8, 2019 ap-pointed Personal Representative of the estate of Frances Edmonia Brooks who died on August 29, 2019 without a will.

Further information can be ob-

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:

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

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

CRYSTAL BROOKS Personal Representative

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

Estate No. 115000 135344 (10-24,10-31,11-7)

Call 301-627-0900 for a quote.

Michelle D Lee 10605 Concord Street, Suite 420 Kensington, MD 20895 240-514-2358

NOTICE OF APPOINTMENT

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUWANNA MARRIA LOGAN

Notice is given that Martin E Logan, whose address is 831 Clovis Avenue, Capitol Heights, MD 20743, was on September 25, 2019 ap-pointed Personal Representative of the ortation of Lywarna Marria Logan the estate of Luwanna Marria Logan who died on July 29, 2019 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of March, 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

MARTIN E LOGAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114882

135348 (10-24,10-31,11-7)

NOTICE

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

Knikesha L. Banks

AND Donald I. Banks

7103 Aquinas Avenue

The Prince George's Post **IT PAYS TO ADVERTISE!** Call Brenda Boice at 301-627-0900

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.

Richard M. McGill, Esquire The Law Offices of Richard M. McGill P.O. Box 358/5303 W. Court Drive Upper Marlboro, MD 20773 301-627-5222

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KARL MARK STADLER, SR.

Gregory R Singleton 5827 Allentown Rd Camp Springs, MD 20746

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

240-252-2072

TO ALL PERSONS INTERESTED IN THE ESTATE OF SARAH MAE BOLDEN Notice is given that Donell Wood, whose address is 119 Cindy Lane, Capitol Heights, MD 20743, was on October 2, 2019 appointed Personal Representative of the estate of Sarah Mae Bolden, who died on January 2, 2018 without a will.

LINDA M BROWN 14405 Laurel Place, Suite 316 Laurel, MD 20707 240-264-6087

LEGALS

NOTICE TO UNKNOWN HEIRS

FRANCES EDMONIA BROOKS

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of April, 2020.

Any person having a claim against the decedent must present the claim

(1) Six months from the date of the decedent's death, except if the dece-

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: 11/26/2019

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

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

2001	HONDA	ODYSSEY	2HKRL18761H524425
1999	TOYOTA	CAMRY	JT2BF22K2X0208658

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 20785 Phone: 301-773-7670

2014	FORD	FOCUS			1FADP3F22EL414979
1997	JEEP	GRAND CHER	OKEE		1J4GZ58S4VC529670
1995	FORD	CROWN	MD	7DR7021	2FALP71W5SX116888
		VICTORIA			
1997	PLYMOUTH	VOYAGER			2P4FP25B3VR449662
2006	TOYOTA	SCION			JTKDE167860092795
2004	MERCURY	MOUNTAINEE	R MD	5AS9585	4M2DU86W94ZJ04952
2008	ACURA	TL	MD	4CD6847	19UUA66248A005509
2004	CHEVROLET	SUBURBAN			3GNFK16T84G140611

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

1998 HONDA CIVIC 2HGEI6571WH500833 2008 DODGE GRAND CARAVAN 1D8HN54P28B103298 TRAILER TRAILER RZJCP285C090 2007 HYUNDAI ACCENT KMHCM36C97U014658 1996 CHEVROLET ASTRO 1GNDM19W2TB171206 2003 CHEVROLET IMPALA 2G1WF52E339269725 2006 CHRYSLER TOWN & COUNTRY 2A4GP54L66R804887 2003 CADILLAC CTS 1G6DM57N830169341 2003 HYUNDAI SANTA FE KM8SC13D23U507978 1998 TOYOTA CAMRY 4T1BG22K5WU332298 2002 NISSAN **XTERRA** 5N1ED28T92C574887 ECONLINE VA UMF9604 1FTRE14W4YHA29978 2000 FORD 1997 FORD F150 1FTDX1861VNA91124 2008 DODGE AVENGER 1B3LC56RX8N539006 2001 AUDI WAUDC68D11A079786 A4

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

2009	HONDA	ACCORD			1HGCS12829A017777
2006	LINCOLN	NAVIGATOR	MD	T685952	5LMFU28566LJ18242
2008	CHRYSLER	SEBRING	VA	UXM9644	1C3LC65M28N169264

(11-7)

135499

Notice is given that Minnie Chu Stadler, whose address is 212 Inverness Lane, Fort Washington, MD 20744, was on October 10, 2019 ap-pointed Personal Representative of

the estate of Karl Mark Stadler, Sr. who died on October 1, 2019 without a will Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of April, 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

MINNIE CHU STADLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115019 <u>135343</u> (10-24,10-31,11-7)

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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of April, 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

DONELL WOOD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 110025

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY GRAHAM

Notice is given that Anthony Graham, whose address is 11407 Walpole Court, Bowie, MD 20720, was on October 3, 2019 appointed Personal Representative of the estate of Gary Graham who died on January 28, 2019 with a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

ANTHONY GRAHAM Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 112578 (10-31,11-7,11-14)

Upper Marlboro, MD 20772 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-18474

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, that 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 2nd day of December, 2019, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 2nd day of December, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$216,008.50. The property sold herein is known as 7103 Aquinas Avenue, Upper Marlboro, MD 20772

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy-Test:

Mahasin Él Amin, Clerk 135444 (11-7.11-14.11-21)

NOTICE

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

Rammtita X. Jones and Estate of Calvin K. Jones Defendants

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

CIVIL NO. CAEF 19-13347

ORDERED, this 31st day of October, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1406 Peachwood Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of December, 2019 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 2nd day of December, 2019, next. The report states the amount of sale to be \$243,000.00.

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

135445 (11-7,11-14,11-21)

The Prince George's Post

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Fax (301) 627-6260

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(10-31,11-7,11-14) <u>135386</u> 135385

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until December 12, 2019 at 2:00 p.m. local prevailing time for the following project:

Bus Stop Upgrades for Americans with Disabilities Act (ADA) Compliance – Countywide 927-H (D)

2. Contract Documents. Contract documents will be available for review on November 4, 2019 in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, MD 20774. A non-refundable fee of Thirty Dollars (\$30.00) will be charged for the purchase of the contract documents. Only checks or money orders will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

3. Project Description:

Bus stop improvements and upgrades for ADA compliance - countywide

4. Minimum Qualifications:

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid as part of Technical Response Volume 1.

The Prince George County's Approved Paving Contractor's information is available on the web at <u>https://www.princegeorgescountymd.gov</u>

The approximate quantities for major items of work involved are as follows

<u>QUANTITY</u>	<u>UNIT</u>	DESCRIPTION
300	UD	Maintenance of Traffic
400	UD	Arrow Panels
400	SF	Temporary Traffic Signs
100	EA	Drums for Maintenance of Traffic
1,000	LF	Temporary Orange Construction Fence
1,000	LF	Remove & Re-install Existing Orange Construction Fence
30	EA	Mobilization
10	EA	Type III Detectable Barricades for M.O.T
100	TON	Aggregate for M.O.T
100	TON	Asphalt for M.O.T
500	SY	Remove Existing Sidewalk
500	LF	Trimming Existing Ditches
35	EA	Inlet Protection
1000	LF	Silt Fence
1000	SY	Concrete Residential Driveway Entrance
500	SY	Concrete Commercial Driveway Entrance
12,000	LF	Concrete Curb and Gutter
1,000	LF	Monolithic Concrete Gutter Pan
250	LF	Concrete Header Curb Up to 18 Inch Height
90,000	SF	Concrete Sidewalk – 5 Inch
7,000	SF	Concrete Handicap Access Ramp
1000	SY	Concrete Bus Shelter Pad
250	SF	Remove & Re-install existing brick pavers
500	SF	Detectable Warning Surface
2500	SY	Furnish and Place Topsoil
2500	SY	Permanent Seeding and Mulching

This project is Federally-funded and requires 100% Small Business Enterprise (SBE) participation.

7. An optional Pre-Bid Conference will be held on November 15, 2019

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**

4102 23RD PLACE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Robert L. Barnes, dated April 20, 2007 and recorded in Liber 27878, Folio 391 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$210,000.00, 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 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 NOVEMBER 26, 2019 AT 11:00 AM.

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

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

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such over the defaulting purchaser shall be light for the 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 Subedy 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

vs.

NOTICE CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101

Rockville, MD 20852

VS.

Substitute Trustees/ Plaintiffs,

THEODORE W. FAIRCLOTH BELINDA D. TWYMAN-FAIRCLOTH 9107 Central Park Drive Upper Marlboro, MD 20772 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21059

Notice is hereby given this 30th day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9107 Central Park Drive, Upper Marlboro, MD 20772, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December. 2019.

The report states the purchase price at the Foreclosure sale to be \$325,000.00.

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

(11-7,11-14,11-21) 135440

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs,

MORUFU A. ADENIRAN 28 Daimler Drive Unit 68

VS.

Capitol Heights, MD 20743 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-17324

Notice is hereby given this 31st day of October, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 28 Daimler Drive, Unit 68, Capitol Heights, MD 20743 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 2nd day of December, 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 2nd day of December. 2019.

The report states the purchase price at the Foreclosure sale to be \$126,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for

Prince George's County, MD

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORIS THERESA TOLSON

Notice is given that Maurice Tol-son, whose address is 2302 Bentonia

Court, District Heights, MD 20747,

was on September 10, 2019 ap

pointed personal representative of

he small estate of Doris Theresa

Tolson, who died on June 3, 2019

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills

within 30 days after the date of 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 repre-sentative or file them with the Reg-

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

(1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992,

nine months from the date of dece-

(2) Thirty days after the personal

representative mails or otherwise de-

livers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claims will be barred unless the cred-

itor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed

within that time, or any extension provided by law, is unenforceable

MAURICE TOLSON

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 114032

(11-7)

without a will.

of this Notice.

of the following dates:

dent's death; or

ery of the notice.

thereafter.

CERETA A. LEE

P.O. Box 1729

135460

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs,

MAMIE I. WILLIAMS (DE-CEASED) 820 Carrington Avenue Capitol Heights A/R/T/A Seat Pleasant, MD 20743 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-14741

Notice is hereby given this 30th day of October, 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 820 Carrington Avenue, Capitol Heights A/R/T/A Seat Pleasant, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 2nd day of December, 2019, provided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$153,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135441 (11-7,11-14,11-21)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

vs.

Substitute Trustees/ Plaintiffs,

KEENAN MORRIS 9304 Locksley Road Fort Washington, MD 20744 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-19428

Notice is hereby given this 31st day of October, 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 9304 Locksley Road, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of December, 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 2nd day of December, 2019.

The report states the purchase price at the Foreclosure sale to be \$306,782.50.

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

at 10:00 a.m. local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

> By Authority of Angela D. Alsobrooks County Executive

135387

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 19, 2019 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, November 19, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M.

Appointment of the following individual to the Commission for Children, Youth and Families for Prince George's County:

Ms. Sharon Y. Christmas-DeBerry	Appointment Citizen Member Term Expiration: 12/1/2022
Ms. Tiffany R. Hardy	Appointment Citizen Member Term Expiration: 12/1/2022
Ms. Naomi C. Stewart	Appointment Youth Member Term Expiration: 12/1/2022
Ms. Courtney L. Wimbush	Appointment Citizen Member Term Expiration: 12/1/2022

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

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

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Todd M. Turner, Chair

Attest: Donna J. Brown Acting Clerk of the Council

135436

Law Offices of Shipley & Horne, P.A. L. Paul Jackson II 1101 Mercantile Lane, Suite 240 Largo, MD 20774 301-925-1800

<u>135400</u>

(10-31,11-7,11-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERYLE OVIDIA SHEARS

Notice is given that Teresa Howard Carter, whose address is 32305 Seneca Drive, Solon, OH 44139, was on August 23, 2019 appointed Per-sonal Representative of the estate of Sheryle Oxidia Shears who died on April 26, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of February, 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.

TERESA HOWARD CARTER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114589 135349 (10-24, 10-31, 11-7)

(11-7)

Law Offices of Shipley & Horne, P.A. L. Paul Jackson II 1101 Mercantile Lane, Suite 240 Largo, MD 20774 301-925-1800

(11-7,11-14,11-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERYLE OVIDIA SHEARS

Notice is given that Teresa Howard Carter, whose address is 32305 Seneca Drive, Solon, OH 44139, was on August 23, 2019 appointed Per-sonal Representative of the estate of Sheryle Ovidia Shears who died on April 26, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of February 2020 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 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.

TERESA HOWARD CARTER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PO Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114589 135349 (10-24, 10-31, 11-7)

True Cor -Test: Mahasin Él Amin, Clerk 135443 (11-7,11-14,11-21)

-Test: Irue Copy-Mahasin Él Amin, Clerk <u>135442</u> (11-7,11-14,11-21)

NOTICE

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

Robert L. Rambus

12811 Wheatland Way Brandywine, MD 20613 Defendants

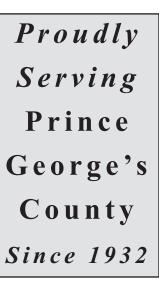
In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-15750

Notice is hereby given this 29th day of October, 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 2nd day of December, 2019, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 2nd day of December, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$276,881.44. The property sold herein is known as 12811 Wheatland Way, Brandywine, MD 20613.

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

True Copy—Test: Mahasin El Amin, Clerk 135420 (11-7,11-14,11-21)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8207 WATERSIDE CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 13, 2006 and recorded in Liber 24396, Folio 272 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,192,500.00, 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

NOVEMBER 13, 2019 AT 11:17 AM

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

The property, believed to be waterfront, 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 \$143,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is ko floss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid of the loan prior to the sale is subject to post-sale audit of the status of the loan with the loan s

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

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

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

931 PINE FOREST LA., UNIT # 1903 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 26, 2008 and recorded in Liber 29549, Folio 44 among the Land Records of Prince George's County, MD, with an original principal balance of \$236,000.00, 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

NOVEMBER 13, 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 described as Unit 1903, Phase 9, in the Condominium regime known as "Condominium Plat Phase 9, Watkins Place Section Two 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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation agricultural or other tayes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339184-1)

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

(10-24,10-31,11-7)

135403

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

13607 WOOD EMBER DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 8, 2009 and recorded in Liber 30723, Folio 123 among the Land Records of Prince George's County, MD, with an original principal balance of \$424,297.00, 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

NOVEMBER 26, 2019 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, 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

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

(11-7,11-14,11-21)

135312

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

(10-24,10-31,11-7)

135313

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

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3419 39TH AVE. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated February 1, 2007 and recorded in Liber 27379, Folio 205 among the Land Records of Prince George's County, MD, with an original principal balance of \$198,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 13, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from 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. 341200-1)

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

135314

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12109 WALLACE LA. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 29, 2017 and recorded in Liber 40065, Folio 75 among the Land Records of Prince George's County, MD, with an original principal balance of \$645,817.00, 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

NOVEMBER 13, 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 \$64,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, subject to post-sale audit of the status of the loan prior to the sale is subject to post-sale audit of the status of the loan prior to the sale is subject to post-sale audit of the status of the loan 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 is estimatage or paid by the purchaser is constate de

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

(10-24,10-31,11-7) 135320

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4008 21ST AVE. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated December 9, 2002 and recorded in Liber 18214, Folio 320 among the Land Records of Prince George's County, MD, with an original principal balance of \$112,070.02, 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

NOVEMBER 13, 2019 AT 11:25 AM

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

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax purchaser. Furchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331410-1)

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

(10-24,10-31,11-7)

(10-24,10-31,11-7)

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

3834 DEVILTREE CT., UNIT #13B HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated December 14, 2007 and recorded in Liber 29418, Folio 242 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,687.00, 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

NOVEMBER 13, 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 described as Unit numbered 3834-13B in Building numbered Thirteen (13) in the Condominium known as "Phase 13, The Oaks at Sixty-Fifth Condominium II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any reapyment agreement, reinstated or paid of the loan prior to the sale. In any such event, this sale shall be null and void, and the P

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12106 SNOWDEN WOODS RD. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated November 13, 2007 and recorded in Liber 29167, Folio 654 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 13, 2019 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senament agreement, rejustated or paid 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 insole relifiedy, in law of equily, stall be the refutition the deposit without the terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub Trustees will conver 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. 328933-2)

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

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

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

(10-24,10-31,11-7)

135318

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

9903 CRANAPPLE CT. UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 17, 2006 and recorded in Liber 25496, Folio 426 among the Land Records of Prince George's County, MD, with an original principal balance of \$328,700.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 13, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 be lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for taxing the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale in

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

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(10-24,10-31,11-7)

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(10-24,10-31,11-7)

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

135316

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10117 PHOEBE LA. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated November 21, 2006 and recorded in Liber 26546, Folio 451 among the Land Records of Prince George's County, MD, with an original principal balance of \$412,000.00, 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

NOVEMBER 26, 2019 AT 11:08 AM

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

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6011 EMERSON ST., UNIT #613 BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated October 27, 2006 and recorded in Liber 27694, Folio 307 among the Land Records of Prince George's County, MD, with an original principal balance of \$86,400.00, 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

NOVEMBER 26, 2019 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit 613 in a subdivision known as Country Club Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interact. (Actume Var 2011, 1) interest. (Matter No. 335011-1)

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

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(11-7,11-14,11-21) 135406

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14907 RUNNING HORSE PL. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated April 25, 2005 and recorded in Liber 22197, Folio 674 among the Land Records of Prince George's County, MD, with an original principal balance of \$495,000.00, 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

NOVEMBER 26, 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 \$54,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. 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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proeeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interact. (Matter No. 22724.1) interest. (Matter No. 334784-1)

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

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(11-7,11-14,11-21)

(11-7,11-14,11-21) 135405

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9621 GEENA NICOLE DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 8, 2006 and recorded in Liber 26707, Folio 467 among the Land Records of Prince George's County, MD, with an original principal balance of \$624,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 26, 2019 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE 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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be thut and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from said regale over if such surplue results from improveceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 316951-2)

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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

3805 CEDAR DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated January 31, 2008 and recorded in Liber 29338, Folio 704 among the Land Records of Prince George's County, MD, with an original principal balance of \$351,951.00, 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

NOVEMBER 26, 2019 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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 credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 327448-1)

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

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12208 CASTLE PINES DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 27800, Folio 577 among the Land Records of Prince George's County, MD, with an original principal balance of \$616,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

NOVEMBER 26, 2019 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$73,000 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. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other 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. 333663-1)

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

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(11-7,11-14,11-21)

(11-7,11-14,11-21) 135408

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135407

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

117 LAKESIDE DR. GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated October 9, 2008 and recorded in Liber 30121, Folio 234 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

NOVEMBER 26, 2019 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$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 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 corrupt of water and each owner of the prepayment or discount for a set of the propayment of water and every charge may be ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the rurchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser is used for any surplus proceeds resulting from said resale even if such surplus results from improveetters restriction of 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. 207608-3)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9107 ALCONA ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated July 19, 2006 and recorded in Liber 26809, Folio 262 among the Land Records of Prince George's County, MD, with an original principal balance of \$51,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

NOVEMBER 26, 2019 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable 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 defree and cover charges that purpose to the cover of the sale to be paid by the purchaser. chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for arrive prepayment of water and every the ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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. 338777-2)

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

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

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

(11-7,11-14,11-21) 135412

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1126 BOOKER DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated October 1, 2015 and recorded in Liber 37801, Folio 517 among the Land Records of Prince George's County, MD, with an original principal balance of \$152,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

NOVEMBER 26, 2019 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$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 sessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339342-1)

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

(11-7,11-14,11-21)

(11-7,11-14,11-21) 135411

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

4405 REAMY DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated May 17, 2005 and recorded in Liber 22619, Folio 67 among the Land Records of Prince George's County, MD, with an original principal balance of \$230,700,00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 26, 2019 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE 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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court nurchaser agrees that property will be resold and entire deorder of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332295-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9854 ROYAL COMMERCE PL. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 16, 2010 and recorded in Liber 31557, Folio 10 among the Land Records of Prince George's County, MD, with an original principal balance of \$219,550.00, 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 located on Main St.), on

NOVEMBER 26, 2019 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senament agreement, rejustated or paid 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 insole relifiedy, in law of equily, stall be the refutition the deposit without the terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub Trustees will conver 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. 308639-2)

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

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

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

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(11-7,11-14,11-21)

135415

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

7800 GREENLEAF RD. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated December 23, 2009 and recorded in Liber 31416, Folio 281 among the Land Records of Prince George's County, MD, with an original principal balance of \$41,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senature to the property from the loan prior to the including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improveceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 335999-1)

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

(11-7,11-14,11-21)

(11-7,11-14,11-21)

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

<u>135413</u>

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11200 BLUE FOX PL., UNIT # 398A BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated August 22, 2007 and recorded in Liber 28572, Folio 451 among the Land Records of Prince George's County, MD, with an original principal balance of \$220,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

NOVEMBER 26. 2019 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as Unit 398 A, in Building 44, in a horizontal or condominium regime entitled, "Phase XXXIV, 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by FOR THE PURCHASER. Adjustment of current year's real property taxes to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposite the purchaser is a state of the purchaser shall not be entitled to any surplus proceeds are subject to any surplus proceeds are provided to any surplus proceeds are provided to a subject to any surplus proceeds are provided to a subject to a subject to any surplus proceeds are provided to any surplus proceeds are provided to any surplus proceeds are provided to a subject to a 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. 333079-1)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5904 LOWERY LA. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 25, 2007 and recorded in Liber 27062, Folio 701 among the Land Records of Prince George's County, MD, with an original principal balance of \$749,250.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

NOVEMBER 26, 2019 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$74,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for areary propayment of water and every the ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 63646-3)

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

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

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

> (11-7, 11-14, 11-21)135418

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5207 SPRINGWOOD DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 11, 2007 and recorded in Liber 28402, Folio 602 among the Land Records of Prince George's County, MD, with an original principal balance of \$263,000.00, 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

NOVEMBER 26, 2019 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339960-1)

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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

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