LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

BAYMAR PARTNERSHIP ENTERPRISE OFFICE PARK CONDO ASSOC. Occupant

Unknown Owners PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9470 ANNAPOLIS RD, CONDO UNIT: 1-303, LANHAM, MD 20706-0000, Parcel No. 20-2216653

ANY UNKNOWN OWNER OF THE PROPERTY 9470 ANNAPO-LIS RD, CONDO UNIT: 1-303, LANHAM, MD 20706-0000 Parcel No. 20-2216653, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-37005

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2216653 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

BLDG 1 UNIT 30 3 4,009.0000 SQ.FT. & IMPS. ENTERPRISE OF-

to the plaintiff in this proceeding:

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number 20-2216653 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-26,1-2,1-9) 136269

NOTICE

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

> Plaintiffs VS.

Estate of Pamela Boyd Defendant

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

CIVIL NO. CAEF 17-03799

ORDERED, this 2nd day of December, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9132 Old Burton Circle, Upper Marlboro, MD 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2020 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 2nd day of January, 2020,

next.
The report states the amount of sale to be \$195,000.00.

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

(12-12,12-19,12-26)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

CHUCK & MIN CHUN YUEN Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent

1301 MCCORMICK DR. STE 4100

LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9521 SHERIDAN ST, LANHAM, MD 20706-0000, Parcel No. 20-2200269

ANY UNKNOWN OWNER OF THE PROPERTY 9521 SHERIDAN ST, LANHAM, MD 20706-0000 Parcel No. 20-2200269, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37006

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2200269 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,862.0000 SQ.FT. & IMPS. SEABROOK ACRES LOT 61 BLK P

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number 20-2200269 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136270 (12-26,1-2,1-9)

LEGALS

PETER ODAGBODO

PRINCE GEORGE'S COUNTY,

836(b)(1)(v) purposes only)

(for Maryland Annotated Code 14-

Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 710

ELFIN AVE, CAPITOL HEIGHTS,

MD 20743-0000, Parcel No. 18-

ANY UNKNOWN OWNER OF

THE PROPERTY 710 ELFIN AVE,

CAPITOL HEIGHTS, MD 20743-

0000 Parcel No. 18-2084952, the un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-37009

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number

18-2084952 in Prince George's County, sold by the Collector of Taxes for the Prince George's

County and the State of Maryland

LOTS 21.22 4,000.0000 SQ.FT. &

IMPS. GR CAPITOL HEIGHTS BLK

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 16th day of December 2019, by the Circuit Court

for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in Prince George's County once a

week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 18th day of February 2020, and

redeem the property with Parcel

Identification Number 18-2084952

and answer the complaint or there-

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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(12-26,1-2,1-9)

to the plaintiff in this proceeding:

Defendants

Unknown Owners

LARGO, MD 20774

Occupant

MARYLAND

2084952

and interest

ORDER OF PUBLICATION

Occupant

PRINCE GEORGE'S COUNTY, MARYLAND 836(b)(1)(v) purposes only)

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2095396 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

GODFREYS 2ND A DDN PT LOT 82 EQ 3 752 SQ FT 3,752.0000 SQ.FT. & IMPS. FAIRMOUNT HEIGHTS-

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>18-2095396</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136272

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

AKA Pamela R. Walker

Plaintiffs

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 19-19469

ORDERED, this 2nd day of De-

cember, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the property at 13011 Trumbull Drive, Upper Marlboro, Maryland 20772 men-

tioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be

ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2020 next, provided a copy of this

notice be inserted in some newspa-per published in said County once

in each of three successive weeks

before the 2nd day of January, 2020,

sale to be \$196,684.00.

True Copy—Test: Mahasin El Amin, Clerk

The report states the amount of

MAHASIN EL AMIN

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

(12-12,12-19,12-26)

Defendant

Pamela Walker

Mabel Cobb-Arrington

Plaintiffs

NOTICE

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

Substitute Trustees

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

MARYLAND **CIVIL NO. CAEF 19-23656**

ORDERED, this 2nd day of December, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2914 Upland Avenue, Forestville, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sultivan et al. Substitute Trustees be livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2020 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 2nd day of January, 2020,

The report states the amount of sale to be \$192,000.00.

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

135735 (12-12,12-19,12-26)

ORDER OF PUBLICATION THORNTON MELLON LLC

THORNTON MELLON LLC

Plaintiff,

WILDA C M GAFNEY Unknown Owners

(for Maryland Annotated Code 14-Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 608 62ND PL, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2095396

ANY UNKNOWN OWNER OF THE PROPERTY 608 62ND PL, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2095396, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

Case No.: CAE 19-37008

(12-26,1-2,1-9)

NOTICE NOTICE

136273

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

True Copy—Test: Mahasin El Amin, Clerk

Tawana D. Alston and Gregory B. Alston

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

MARYLAND **CIVIL NO. CAEF 19-07090** ORDERED, this 2nd day of De-

cember, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13800 King Gregory Way Unit 10140, Upper Marlboro, Mary-land 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2020 next, provided a copy of this notice be in-serted in some newspaper published in said County once in

each of three successive weeks be-fore the 2nd day of January, 2020, The report states the amount of sale to be \$142,000.00.

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

(12-12,12-19,12-26) 135734

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

Plaintiff,

AARALEX ENTERPRISES SERVICES LLC AARALEX ENTERPRISES SERVCS

Park Place Professional Center Condo

Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5895 ALLENTOWN RD, CONDO UNIT: 10, SUITLAND, MD 20746-0000, Parcel No. 06-0446633

ANY UNKNOWN OWNER OF THE PROPERTY 5895 ALLEN-TOWN RD, CONDO UNIT: 10, SUITLAND, MD 20746-0000 Parcel No. 06-0446633, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36992

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0446633 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 3 UNIT 10 5,763.0000 SQ.FT. & IMPS. PARK PLACE PROFESS

The complaint states, among other things, that the amounts necessary

for redemption have not been paid. It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>06-0446633</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136274 (12-26,1-2,1-9)

NOTICE

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

Substitute Trustees Plaintiffs

Betty Lulandala Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 19-23589

ORDERED, this 2nd day of December, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 4506 Blackbirds Folly Lane, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2020 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

2nd day of January, 2020, next.
The report states the amount of sale to be \$406,600.00. MAHASIN EL AMIN

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

135733 (12-12,12-19,12-26)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

KAIGUI & II W REN

Occupant Unknown Owners PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2506 CHAPMAN RD, HY-ATTSVILLE, MD 20783-0000, Parcel No. 17-1870146

ANY UNKNOWN OWNER OF THE PROPERTY 2506 CHAPMAN RD, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1870146, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

and interest

Defendants.

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

Case No.: CAE 19-37015

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1870146 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,670.0000 SQ.FT. & IMPS. UNI-VERSITY GARDENS LOT 3 BLK M

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>17-1870146</u> and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136275 (12-26,1-2,1-9)

NOTICE

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

Plaintiffs

Danyell L. Clark Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND **CIVIL NO. CAEF 19-23643**

ORDERED, this 2nd day of December, 2019 by the Circuit Court of PRINCE GEÓRGE'S COUNTY, Maryland, that the sale of the property at 9715 Lake Pointe Court Apt 102, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2020 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 2nd day of January, 2020, next. The report states the amount of sale to be \$135,000.00.

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

135732 (12-12,12-19,12-26)

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6831 MOUNTAIN LAKE PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated December 19, 2011 and recorded in Liber 33370, Folio 493 among the Land Records of Prince George's County, MD, with an original principal balance of \$146,197.00, 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

DECEMBER 31, 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are 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 lo

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

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

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

135723 (12-12,12-19,12-26)

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

303 CORLA DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated March 31, 2008 and recorded in Liber 30207, Folio 546 and re-recorded in Liber 31970, Folio 209 among the Land Records of Prince George's County, MD, with an original principal balance of \$334,700.00, 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

DECEMBER 31, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser. chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 94578-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7403 UPSHUR ST. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated May 8, 2012 and recorded in Liber 33727, Folio 508 among the Land Records of Prince George's County, MD, with an original principal balance of \$222,318.00, 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

JANUARY 7, 2020 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by 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 sensumment agreement, rejustated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. The Trustees will environ. 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. 339482-1)

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

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

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

136168 (12-19,12-26,1-2)

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

3501 43RD AVE. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated July 17, 2006 and recorded in Liber 25668, Folio 328 among the Land Records of Prince George's County, MD, with an original principal balance of \$248,500.00, 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

St.), on

DECEMBER 31, 2019 AT 11:14 AMALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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

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

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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

6717 PINE GROVE DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007 and recorded in Liber 27979, Folio 658 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,920.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2020 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges on assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk

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

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

136169 (12-19,12-26,1-2)

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

9906 SUDAN PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 25, 2017 and recorded in Liber 40040, Folio 77 among the Land Records of Prince George's County, MD, with an original principal balance of \$353,479.00, 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

JANUARY 7, 2020 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 341977-1)

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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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5506 SHAWNEE DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated April 9, 2009 and recorded in Liber 30642, Folio 172 among the Land Records of Prince George's County, MD, with an original principal balance of \$191,044.00, 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

DECEMBER 31, 2019 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be full and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excelling from soid resole even if over courts are purchaser. ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340532-1)

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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

135724 (12-12,12-19,12-26)

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

1900 HAMPSHIRE DR. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated July 25, 2007 and recorded in Liber 28418, Folio 450 among the Land Records of Prince George's County, MD, with an original principal balance of \$350,000.00, 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

DECEMBER 31, 2019 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax 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 each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the

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

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

5911 TERENCE DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated January 15, 2015 and recorded in Liber 36706, Folio 478 among the Land Records of Prince George's County, MD, with an original principal balance of \$322,500.00, 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

DECEMBER 31, 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 \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331799-1)

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

135725 (12-12,12-19,12-26)

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

12700 LIVE OAK PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated May 10, 2005 and recorded in Liber 22252, Folio 399 among the Land Records of Prince George's County, MD, with an original principal balance of \$219,000.00, 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

JANUARY 14, 2020 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 \$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 for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 111733-1)

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

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8009 HOLLY LA. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27372, Folio 471 among the Land Records of Prince George's County, MD, with an original principal balance of \$445,500.00, 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

DECEMBER 31, 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. Tax ID #09-0933895 and Tax ID #09-0933887.

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331429-1) interest. (Matter No. 331429-1)

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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

135726 (12-12,12-19,12-26)

BWW LAW GROUP, LLC

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3900 LOTTSFORD VISTA RD. BOWIE, MD 20721

(301) 961-6555

Under a power of sale contained in a certain Deed of Trust dated September 5, 2008 and recorded in Liber 30030, Folio 138 among the Land Records of Prince George's County, MD, with an original principal balance of \$369,993.00, 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

JANUARY 14, 2020 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by conacting 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

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

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

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

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

7507 MARTHA ST. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 2, 2007 and recorded in Liber 27445, Folio 587 among the Land Records of Prince George's County, MD, with an original principal balance of \$137,491.81, 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

JANUARY 7, 2020 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. Tax ID #06-0655894 and Tax ID #06-0655902.

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

Terms of Sale: A deposit of \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 339999-1)

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

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

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

<u>136170</u> (12-19,12-26,1-2)

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

17304 SUMMERWOOD LA. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated August 31, 2011 and recorded in Liber 32941, Folio 46 among the Land Records of Prince George's County, MD, with an original principal balance of \$350,000.00, 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

JANUARY 7, 2020 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occarional by the property default and purchaser shall be used to the property of the subject o 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. 318086-2)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9402 TRUMPET LA. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 3, 2007 and recorded in Liber 28812, Folio 682 among the Land Records of Prince George's County, MD, with an original principal balance of \$557,405.00, 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

JANUARY 7, 2020 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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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136171 (12-19,12-26,1-2)

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

5408 ELLERBIE ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006 and recorded in Liber 26156, Folio 458 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2020 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340092-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1122 DRUM AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29675, Folio 35 among the Land Records of Prince George's County, MD, with an original principal balance of \$136,500.00, 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.),

JANUARY 14, 2020 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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

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

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

136256 (12-26,1-2,1-9)

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

7013 MASON ST. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated September 28, 2018 and recorded in Liber 41445, Folio 374 among the Land Records of Prince George's County, MD, with an original principal balance of \$188,322.00, 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

JANUARY 7, 2020 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale: In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342979-1)

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

136173 (12-19,12-26,1-2) 136174 (12-19,12-26,1-2) 136175 (12-19,12-26,1-2)

PRINCE GEORGE'S **COUNTY GOVERNMENT**

> BOARD OF LICENSE COMMISSIONERS

NOTICE OF **PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishments have filed a request for the addition of a Drive – In Window pursuant to R.R. No. 38 of the Rules and Regulations for Prince George's County Board of License Commissioners:

t/a Pleasant Liquors Seat Pleasant Spirits, LLC Class A, Beer, Wine and Liquor 5704 Martin Luther King High-

way Seat Pleasant, 20743

A Public Hearing will be held on:

January 8, 2020 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 and in the control of the cont can be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Terence Sheppard Director December 12, 2019

136225 (12-19,12-26)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

ADRIAN C & HELEN L PRITCHETT Villages of Marlborough Comm. Occupant

Unknown Owners PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4909 COLONEL BEALL PL, UPPER MARLBORO, MD 20772-0000, Parcel No. 03-0220145

ANY UNKNOWN OWNER OF THE PROPERTY 4909 COLONEL MARLBORO, MD 20772-0000 Parcel No. 03-0220145, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36982

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-0220145 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,069.0000 SQ.FT. & IMPS.VIL-LAGES OF MARLBO LOT 33 BLK

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspar having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>03-0220145</u> and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136186 (12-19,12-26,1-2)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

v. MID WEST WATKINS LLC MID WEST WATKINS LLC Huntley Square Condominium Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3307 HUNTLEY SQUARE DR CONDO UNIT: 3307 A-2, TEMPLE HILLS, MD 20748-0000, Parcel No.

12-1271824

ANY UNKNOWN OWNER OF THE PROPERTY 3307 HUNTLEY SQUARE DR CONDO UNIT: 3307 A-2, TEMPLE HILLS,MD 20748-0000 Parcel No. 12-1271824, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36981

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1271824 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3307-A-2 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>12-1271824</u> and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136187 (12-19,12-26,1-2)

Serving Prince

George's County

Since 1932

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

REIT MANAGEMENT LLC REIT MANAGEMENT LLC LORDS LANDING VILLAGE CONDOMINIUM Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4440 LORD LOUDOUN CT, CONDO UNIT: 14-9, UPPER MARLBORO, MD 20772-0000, Parcel No. 03-0242305

ANY UNKNOWN OWNER OF THE PROPERTY 4440 LORD LOUDOUN CT, CONDO UNIT: 14-9, UPPER MARLBORO, MD 20772-0000 Parcel No. 03-0242305, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36983

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-0242305 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,084.0000 SQ.FT & IMPS. LORDS LANDING VILL

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number 03-0242305 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136188 (12-19,12-26,1-2)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

CYNTHIA STRAWBRIDGE & CHIFAI CHENG CHIFAI CHENG GLENN ESTATES HOMEOWNERS ASSOC. INC Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND

(for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6322 KINSEY TER, LANHAM, MD 20706-0000, Parcel No. 14-1576354

ANY UNKNOWN OWNER OF THE PROPERTY 6322 KINSEY TER, LANHAM, MD 20706-0000 Parcel No. 14-1576354, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36984

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1576354 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PLAT 14 10,500.0000 SQ.FT. & IMPS. GLEN ESTATES LOT 10 BLK F

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number 14-1576354 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-19,12-26,1-2)

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

RONALD D & JOYCE R BRISTOL

Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4009 VINE ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 06-

ANY UNKNOWN OWNER OF THE PROPERTY 4009 VINE ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 06-0529586, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

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

Case No.: CAE 19-36985

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0529586 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,500.0000 SQ.FT. & IMPS. BRAD-BURY HEIGHTS LOT 45 BLK 19

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>06-0529586</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 136190 (12-19,12-26,1-2)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

NUBIA R & NATALY A S LADINO THE COUO OF RACQUET CLUB **CONDO** Occupant Unknown Owners

PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9200 EDWARDS WAY CONDO UNIT: 702, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1962232

ANY UNKNOWN OWNER OF THE PROPERTY 9200 EDWARDS WAY CONDO UNIT: 702, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1962232, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

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

Case No.: CAE 19-37016

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1962232 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding. to the plaintiff in this proceeding:

906.0000 SQ.FT. & IMPS. RACQUET CLUB CONDO

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warnweek for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number 17-1962232 and answer the complaint or thereafter a final judgment will be entered forcelosing all rights of tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(12-26,1-2,1-9) 136276

LEGALS

PRINCE GEORGE'S **COUNTY GOVERNMENT**

BOARD OF LICENSE COMMISSIONERS

NOTICE OF **PUBLIC HEARING**

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

Applicants for a Special Entertainment Permit:

t/a Pollo Sabroso SU Corporation Class B(AE), Beer, Wine and Liquor

4400 Rhode Island Avenue North Brentwood, 20722

And

t/a El Mexireno El Mexireno Restaurant, Inc. Class B, Beer, Wine and Liquor 5494 Saint Barnabas Road Oxon Hill, 20745

And

t/a Jody's Good Mood Café Jody's Good Mood Café Class B, Beer, Wine and Liquor 10606 A Baltimore Avenue Beltsville, 20705

And

t/a OTI of Largo OTI of Largo, LLC 9421 Largo Drive West Largo, 20774

A Public Hearing will be held on:

January 8, 2020 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: Terence Sheppard December 12, 2019

(12-19,12-26)136224

LEGALS

ORDER OF PUBLICATION

Plaintiff,

THORNTON MELLON LLC

HATTIE M SAUNDERS

Midland Mortgage Co.

Midland Mortgage Co.

PNC Bank, NA

PNC Bank, NA

SAUNDERS

MARYLAND

Occupant

John Driscoll Et. Al.

John Driscoll Et. Al.

Unknown Owners

LARGO, MD 20774

Frenchmans Creek Condo Assoc.

PRINCE GEORGE'S COUNTY,

836(b)(1)(v) purposes only)

(for Maryland Annotated Code 14-

Serve: Jared McCarthy, Res. Agent

1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

5530 KAREN ELAINE DR CONDO

UNIT: 1707, HYATTSVILLE, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 5530 KAREN

ELAINE DR CONDO UNIT: 1707,

HYATTSVILLE, MD 20784-0000

Parcel No. 20-2267128, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-37018

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

redemption in the following property Parcel Identification Number

20-2267128 in Prince George's

County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

UNIT 1707 3,840.0000 SQ.FT. &

The complaint states, among other

IMPS. FRENCHMANS CREEK C

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 16th day of December 2019, by the Circuit Court

for Prince Georges County, That no-

tice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in Prince George's County once a

week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 18th day of February 2020, and

redeem the property with Parcel Identification Number 20-2267128

and answer the complaint or there-

after a final judgment will be en-

to the plaintiff in this proceeding:

Defendants.

and interest

20784-0000, Parcel No. 20-2267128

ESTATE OF HATTIE MAE

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

J GORDON GAINER LLC J GORDON GAINER LLC J GORDON GAINER LLC MIKE GERHART TERRY L TRIMBLE, ESQ Occupant

Unknown Owners

LARGO, MD 20774

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent

1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 209 WILSON ST, LAUREL, MD 20707-0000, Parcel No. 10-1112929

ANY UNKNOWN OWNER OF THE PROPERTY 209 WILSON ST, LAUREL, MD 20707-0000 Parcel No. 10-1112929, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37017

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1112929 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1290 SQ FT AT WEST END LOT 7 & P T LOT 7 EQ 77.5 SQ FT 1,367.0000 SQ.FT. & IMPS. LAUREL BLK 25

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number 10-1112929 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances. MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 136278 (12-26,1-2,1-9)

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 any time within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

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

You must reclaim these vehicles by: 01/09/2020

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

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

2012 FORD E350 2000 HONDA **ACCORD**

301-685-5358

2001 DODGE

1FTDS3EL9CDB36589 1HGCG2255YA024511

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747

301-967-0739

2004 CHEVROLET SUBURBAN 2006 HONDA ACCORD EXPEDITION MD 5CV7007 1997 FORD 1997 HONDA ACCORD 2007 CHEVROLET MALIBU 2006 CADILLAC SRX MD 5CE9379 2004 PONTIAC GRAND PRIX WV 1MC314

NEON

1GNFK16T34J203693 FL 130WYT 1HGCM56386A082922 1FMEU17L4VLB41655 1HGCD5534VA009739 1G1ZT68N47F193920 1GYEE637960196347 2G2WS522741109800 1B3ES46C91D136048

(12-26)136294

THIS COULD BE YOUR AD!

Call 301-627-0900

for a quote.

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

2 BANNINGTON DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 13, 2007 and recorded in Liber 27786, Folio 165 among the Land Records of Prince George's County, MD, with an original principal balance of \$363,600.00, 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

JANUARY 7, 2020 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 309795-1)

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

136176 (12-19,12-26,1-2)

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

6121 MONTROSE RD. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated July 26, 2007 and recorded in Liber 36365, Folio 142 and re-recorded in Liber 36367, Folio 308 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2020 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser. chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 333632-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11327 BOOTH BAY WAY BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 28489, Folio 121 among the Land Records of Prince George's County, MD, with an original principal balance of \$244,500.00, 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

JANUARY 7, 2020 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. The Trustees will environ. 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. 333550-1)

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

136177 (12-19,12-26,1-2)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6208 HELLEN LEE DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated April 18, 2017 and recorded in Liber 40359, Folio 344 and re-recorded in Liber 40722, Folio 50 among the Land Records of Prince George's County, MD, with an original principal balance of \$289,400.00, 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

JANUARY 7, 2020 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342728-1)

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

17 SULTAN AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 8, 2011 and recorded in Liber 32775, Folio 285 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,676.00, 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

JANUARY 7, 2020 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation to be paid by the purchaser to the heritoider and are a contractual origation 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 sensympost acroment, rejistated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 144869-1)

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

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

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

136178 (12-19,12-26,1-2)

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

12510 WOODSONG LA. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 12, 2006 and recorded in Liber 24980, Folio 1 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

JANUARY 14, 2020 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 \$55,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale: In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 314486-1)

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

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

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

136179 (12-19,12-26,1-2) 136180 (12-19,12-26,1-2) 136257 (12-26,1-2,1-9)

LEGALS

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

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

4612 EATON DRIVE SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Lionel Williams and Mary Williams, dated February 16, 2007 and recorded in Liber 27453, Folio 295 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,250.00, and an original interest rate of 5.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 14, 2020 AT 11:30

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

136248 (12-26,1-2,1-9)

LEGALS

McCabe, Weisberg & Conway, LLC

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

2109 RITCHIE ROAD

DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Gordon C. Carpenter and Jackie M. Carpenter, dated September 15, 2006, and recorded in Liber 26346 at folio 135 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front

of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 14, 2020

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

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 discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than

the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-

erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed there for the true purchaser. Condeminium fore and/or homeowhere.

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

sale. The purchaser shall be responsible for the payment of the ground rent

escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy

in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the

purchaser shall have no further claim against the Substitute Trustees. 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 # 14-607549)

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

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

MALAIKA D & REYES CAMPBELL Jefferson Square Condominiums Inc. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY. MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1804 METZEROTT RD CONDO UNIT: 205, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1947241

ANY UNKNOWN OWNER OF THE PROPERTY 1804 METZE-ROTT RD CONDO UNIT: 205, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1947241, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-37019

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1947241 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 7 UNIT 20 5 2,067.0000 SQ.FT. & IMPS. PRESIDENTIAL

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper beginning a general circulation in per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number 17-1947241 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136279 (12-26,1-2,1-9)

THORNTON MELLON LLC

ORDER OF PUBLICATION

Plaintiff,

JOSE N & RUTH L SAGASTIZADO Presidential Park II Condominium Presidential Park II Condominium Occupant Unknown Owners

PRINCE GEORGE'S COUNTY. MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1800 METZEROTT RD CONDO UNIT: 502, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1946573

ANY UNKNOWN OWNER OF THE PROPERTY 1800 METZE-ROTT RD CONDO UNIT: 502, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1946573, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37020

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1946573 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 5 UNIT 50 2 2,718.0000 SQ.FT. & IMPS. PRESIDENTIAL

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number 17-1946573 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136280 (12-26,1-2,1-9)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

TUWANA D & LEONARD BROWN TUWANA D & LEONARD BROWN

Iverson Square Condominium ESTATE OF LEONARD BROWN JR Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2774 IVERSON ST, CONDO UNIT: 82, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0509117

LARGO, MD 20774

ANY UNKNOWN OWNER OF THE PROPERTY 2774 IVERSON ST, CONDO UNIT: 82, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0509117, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36993

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0509117 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 82 2,121.0000 SQ.FT. & IMPS. IVERSON SQUARE CON

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warn ing all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>06-0509117</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136281 (12-26,1-2,1-9)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

KENIA D N DE FUENTES IOSE A FUENTES CANALES SunTrust Bank SunTrust Bank Pamela B Tatum & Marylin L Long

Occupant Unknown Owners PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent

LARGO, MD 20774 ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5711 JUNIPERTREE LN, CAPITOL HEIGHTS, MD 20743-0000, Parcel

No. 18-2047603

and interest

1301 MCCORMICK DR. STE 4100

ANY UNKNOWN OWNER OF THE PROPERTY 5711 IU-NIPERTREE LN, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2047603, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37014

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2047603 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOT 724 722 6,250.0000 SQ. FT. & IMPS. CEDAR HEIGHTS

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>18-2047603</u> and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

(12-26,1-2,1-9)

True Copy—Test: Mahasin El Amin, Clerk

136282

LEGALS

Martin G. Oliverio, Esquire 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-383-1856

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET EMMA DIPIETRO

Notice is given that FRED DIPI-ETRO, whose address is 7339 Trappe Street, Fulton, MD 20759, was on De-cember 11, 2019 appointed Personal Representative of the estate of Margaret Emma DiPietro who died on December 3, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of

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

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

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

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

FRED DIPIETRO Personal Representative

CERETA A. LEE

136234

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115625

(12-19,12-26,1-2)

C. Hope Brown Johnson 4545 42nd Street NW, Suite 303 Washington, DC 20016

202-639-0790

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHILIP W. LUCAS

Notice is given that Gordon R. Lucas, whose address is 1001 Albert Avenue, Norfolk, VA 23513, was on September 30, 2019 appointed Per-sonal Representative of the estate of Philip W. Lucas, who died on August 31, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th 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 undersigned, on or before the earlier of the following dates:

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

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

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

GORDON R. LUCAS Personal Representative

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

Estate No. 114922 136238 (12-19,12-26,1-2)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RONALD E PURCELL** AKA: RONALD ERNEST PURCELL

Notice is given that Kreg Purcell whose address is 9310 Bishopgate Drive, Frederick, MD 21704, was on November 8, 2019 appointed Personal Representative of the estate of Ronald É Purcell who died on July 27, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of May, 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 obtained from the Register of Wills.

KREG PURCELL Personal Representative

CERETA A. LEE

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

Estate No. 115320 135785 (12-12,12-19,12-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BILLY RAY ATKINSON**

Notice is given that CURTIS RAY ATKINSON, whose address is 6104 Hope Drive, Temple Hills, MD 20748, was on November 8, 2019 appointed Personal Representative of the estate of Billy Ray Atkinson who died on October 20, 2019 with a will.

Further information can be ob-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of May, 2020.

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

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

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

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

CURTIS RAY ATKINSON Personal Representative

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

136233

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115266

(12-19,12-26,1-2)

136253 (12-26,1-2,1-9)

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

ORDER OF PUBLICATION

THORNTON MELLON LLC

ROMEO A TORRES QUINTEROS HOMESPIRE MORTGAGE CORPORATION HOMESPIRE MORTGAGE CORPORATION Scott Goldschein MERS, Inc. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY. MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6001 COLONIAL TER, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0582940

ANY UNKNOWN OWNER OF THE PROPERTY 6001 COLONIAL TER, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0582940, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36963

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0582940 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,429.0000 SQ.FT. & IMPS. WAL-TER HEIGHTS LOT 11 BLK 5

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 06-0582940 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

Mahasin El Amin, Clerk 135750 (12-12,12-19,12-26)

ORDER OF PUBLICATION

THORNTON MELLON LLC

DUNG LE & JENNA T LENGUYEN

Branch Banking & Trust Company Branch Banking & Trust Company Branch Banking & Trust Company Bryan D. Leslie Kings Council Condominium Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13963 KING GEORGE WAY, CONDO UNIT: 342, UPPER MARL-BORO, MD 20772-0000, Parcel No.

ANY UNKNOWN OWNER OF THE PROPERTY 13963 KING GEORGE WAY, CONDO UNIT: 342, UPPER MARLBORO, MD 20772-0000 Parcel No. 03-0218719, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants. In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-36964

The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 03-0218719 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,947.0000 SQ.FT & IMPS KINGS COUNCIL COND

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by

the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>03-0218719</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 135751 (12-12,12-19,12-26)

NOTICE

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

Substitute Trustees/

ABIMBOLA RITA OLAOYE THOMAS OLUMIDE OLAOYE (DECEASED) 7728 Hanover Parkway Apt. #203, A/R/T/A Apt. #218 Greenbelt, MD 20770 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-40940

Notice is hereby given this 16th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these Hanover Parkway, Apt. #203, A/R/T/A Apt. #218, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 16th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$133,000.00.

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

(12-26,1-2,1-9) 136244

NOTICE

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

> Substitute Trustees/ Plaintiffs.

JOY HARMON ANTHONY HARMON

10401 Fairlakes Terrace Bowie, MD 20721 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-34087

Notice is hereby given this 16th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10401 Fairlakes Terrace, Bowie, MD 20721, 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 16th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

16th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$312,000.00.

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

(12-26,1-2,1-9)136245

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the General court of Nash county, North Carolina appointed Karen R. Olivierre, whose address is 27 Hollingsworth Road, Milton, MA 02186, as the Personal Representative of the Estate of John Lee Tucker who died on May 6, 2019 domiciled in North Carolina, USA.

The Maryland resident agent for service of process is Michael Tucker, whose address is 1708 62nd Avenue, Cheverly, MD 20785.

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

PRINCE GEORGE'S COUNTY

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

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

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

KAREN R. OLIVIERRE Foreign Personal Representative

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

CERETA A. LEE

Estate No. 115374 136239 (12-19,12-26,1-2) **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

DWIGHT ANDERSON DWIGHT ANDERSON Montpelier Village Condominium Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4413 ROMLON ST, CONDO UNIT: 304, BELTSVILLE, MD 20705-0000, Parcel No. 01-0079640

ANY UNKNOWN OWNER OF THE PROPERTY 4413 ROMLON CONDO UNIT: BELTSVILLE, MD 20705-0000 Parcel No. 01-0079640, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-36965

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0079640 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PHASE 1 BLDG 6 UNIT 304 1,548.0000 SQ.FT. & IMPS. MONT-PELIER VILLAGE

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>01-0079640</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk (12-12.12-19.12-26)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

SAURABH KALRA Maryland Farms Community Srvs Assoc

Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11324 CHERRY HILL RD, CONDO UNIT: 2-O 201, BELTSVILLE, MD 20705-0000, Parcel No. 01-0077644

ANY UNKNOWN OWNER OF THE PROPERTY 11324 CHERRY HILL RD, CONDO UNIT: 2-O 201, BELTSVILLE, MD 20705-0000 Parcel No. 01-0077644, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36966

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0077644 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince In this property of the Prince George's County and the State of Maryland to the Prince I will be to the plaintiff in this proceeding:

UNIT 11-O 201 1,705.0000 SQ.FT & IMPS. MARYLAND FARMS CON

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>01-0077644</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of

LEGALS

redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances. MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 135753

ORDER OF PUBLICATION

THORNTON MELLON LLC

1206 FARMINGDALE LLC 1206 FARMINGDALE LLC 1206 FARMINGDALE LLC Equity Lending LLC Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1206 FARMINGDALE AVE, CAPI-TOL HEIGHTS, MD 20743-0000, Parcel No. 18-2070498

ANY UNKNOWN OWNER OF THE PROPERTY 1206 FARMING-DALE AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2070498, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants

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

Case No.: CAE 19-37012

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2070498 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,177.0000 SQ.FT. IMPS. CHAPEL OAKS LOT 13 BLK D

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>18-2070498</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all engineers. and clear of all encumbrances.

136268

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

True Copy—Test: Mahasin El Amin, Clerk 136284 (12-26,1-2,1-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RONALD LEE WILLIAMS

Notice is given that Charles Williams, whose address is 8405 Driftwood Lane, Fort Washington, MD 20744, was on September 30, 2019 appointed personal representative of the small estate of Ronald Lee Williams, who died on August 7, 2019 without a will.

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

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

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

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

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

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

CHARLES WILLIAMS Personal Representative

CERETA A. LEE

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

Estate No. 114919 136296 (12-26)

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 REARDON LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated December 20, 2006 and recorded in Liber 27167, Folio 183 among the Land Records of Prince George's County, MD, with an original principal balance of \$75,000.00, 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

JANUARY 14, 2020 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 \$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 Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale: If any such event, this sale shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceed resulting from said resole oven if such surplus resulting from said resole oven if such surplus resulting remaining the surplus resulting from said resole oven if such surplus results from property and the surplus results are supposed. 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. 147665-2)

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

(12-26,1-2,1-9)

LEGALS

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

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

8507 DANGERFIELD ROAD CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Elizabeth A. Blount and Estate of Tony L Jenkins, dated September 27, 2006, and recorded in Liber 26454 at folio 103 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

DECEMBER 31, 2019 AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 6.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-601812</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

(12-12,12-19,12-26)

It Pays to Advertise in The Prince George's Post

Call 301 627 0900

Plaintiff,

ORDER OF PUBLICATION

THORNTON MELLON LLC

JEFFERSON A BAKER MARIA D BOYCE John J Ferguson Montpelier Village Condominium Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4507 ROMLON ST, CONDO UNIT: 102, BELTSVILLE, MD 20705-0000, Parcel No. 01-0081257

ANY UNKNOWN OWNER OF THE PROPERTY 4507 ROMLON CONDO UNIT: BELTSVILLE, MD 20705-0000 Parcel No. 01-0081257, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36967

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0081257 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding: to the plaintiff in this proceeding:

1,731.0000 SQ.FT. & IMPS. MONT-PELIER VILLAGE

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 01-0081257 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

NOTICE

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

Substitute Trustees/ Plaintiffs,

(12-12,12-19,12-26)

BARBARA J. HARPER 6011 Emerson Street

135754

Bladensburg, MD 20710 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28426

Notice is hereby given this 9th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6011 Emerson Street, Unit 613, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2020.

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

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

135792 (12-19,12-26,1-2)

ORDER OF PUBLICATION

THORNTON MELLON LLC

CVC USA CORPORATION CVC USA CORPORATION CVC USA CORPORATION CVC USA CORPORATION WOORI AMERICA BANK WOORI AMERICA BANK BENJAMIN C WINN, JR, ESQ CROSS CREEK CLUB HOA INC Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY **HARBOUR TOWN**

BELTSVILLE,MD 20705-0000, Parcel No. 01-3267275

ANY UNKNOWN OWNER OF THE PROPERTY HARBOUR TOWN DR, BELTSVILLE,MD 20705-0000 Parcel No. 01-3267275, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-36968

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number Ol-3267275 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PT OF PAR 6 CT Y CLB AGMT (.423A TO 34405 83 STR 20 02) (PRF GRT 03 10.5600 ACRES. CROSS CREEK CLUB

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 01-3267275 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances. this order in some newspaper hav-

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

OLIVER C & NORMA C GRIFFIN ESTATE OF NORMA C GRIFFIN Occupant Unknown Owners

PRINCE GEORGE'S COUNTY. MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5612 SHAWNEE DR, OXON HILL, MD 20745-0000, Parcel No. 12-

ANY UNKNOWN OWNER OF THE PROPERTY 5612 SHAWNEE DR, OXON HILL, MD 20745-0000 Parcel No. 12-1249929, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36979

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1249929 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,500.0000 SQ.FT. & IMPS. FOREST HEIGHTS LOT 14 BLK 4

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week of 3 successive weeks warn. week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number 12-1249929 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-19,12-26,1-2) 136204

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LEGALS

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

NOTICE

Substitute Trustees/

Plaintiffs,

OPAL MONGAN (DECEASED) 4405 Yucca Street Beltsville, MD 20705

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32417

Notice is hereby given this 11th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4405 Yucca Street, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 13th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$280,000.00.

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

(12-19,12-26,1-2) 136221

NOTICE

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

> Substitute Trustees/ Plaintiffs.

DORINDA MASON 3920 24th Avenue Temple Hills, MD 20748 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26695

Notice is hereby given this 18th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3920 24th Avenue, Temple Hills, MD 20748, 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 21st day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of

January, 2020. The report states the purchase price at the Foreclosure sale to be

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

136292 (12-26.1-2.1-9)

ORDER OF PUBLICATION THORNTON MELLON LLC

CARLTON P & ELIZABETH J

OXFORD RUN HOMEOWNERS ASSOC, INC.

Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8506 OSPREY CT, FORT WASH-INGTON, MD 20744-0000, Parcel No. 12-1248848

ANY UNKNOWN OWNER OF THE PROPERTY 8506 OSPREY CT. FORT WASHINGTON, MD 20744-0000 Parcel No. 12-1248848, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36980

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1248848 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,000.0000 SQ.FT. & IMPS. OX-FORD RUN LOT 13 BLK A

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel

Identification Number 12-1248848 and answer the complaint or thereafter a final judgment will be entered

foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 136205 (12-19,12-26,1-2)

NOTICE

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

Substitute Trustees/

Defendant(s).

ELIZABETH G. HARRIS (DECEASED) 2058 North Anvil Lane Temple Hills, MD 20748

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-25012

Notice is hereby given this 18th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2058 North Anvil Lane, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of January, 2020.

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

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

136293 (12-26,1-2,1-9)

NOTICE

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

Plaintiffs

Defendant IN THE CIRCUIT COURT FOR

Edmund Bonah

PRINCE GEORGE'S COUNTY, **MARYLAND** CIVIL NO. CAEF 16-44338

ORDERED, this 9th day of December, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15025 Northcote Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of January, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the

9th day of January, 2020, next. The report states the amount of sale to be \$254,600.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk

135793 (12-19,12-26,1-2)

NOTICE

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

Plaintiffs

Avis Y. Bell and Karen Bell Defendants IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND CIVIL NO. CAEF 19-30223

ORDERED, this 11th day of December, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3404 Dunwood Crossing Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of January, 2020 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 13th day of January, 2020, next.

The report states the amount of sale to be \$413,000.00.

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

(12-19,12-26,1-2)

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

LEGALS

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

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

You must reclaim these vehicles by: 1/11/20

2009 CHRYSLER 300

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

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

1998 HONDA ACCORD 1HGCG5640WA119798 JD TOWING

2817 RITCHIE ROAD **FORESTVILLE MD 20747** 301-967-0739

VA VNS4504

2C3KA63T69H580799

2002 DODGE CARAVAN 1B4GP15B02B563449 MD 3AI7079 2000 TOYOTA 4RUNNER JT3HN87R0Y0280218 2014 CHEVROLETCRUSE DC FS4964 1G1PA5SH9E7144861 2016 KIA **OPTIMA** MD 5CS4580 5XXGT4L38GG116784 1998 LINCOLN TOWN CAR VA UNL3944 1L1FM81W5WY635643 1999 BUICK REGAL MD 5DR9864 2G4WB52KXX1546010 1999 MERCEDES BENZSLK 230 MD 224Z27 WDBKK47F6XF133324

> MCDONALD TOWING 2917 52ND AVENUE **HYATTSVILLE MD 20781** 301-864-0954

2006 NISSAN ALTIMA 1N4AL11D76C240291

(12-26)136295

It Pays to Advertise in The Prince George's Post Call 301 627 0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

2811 LAKEHURST AVENUE FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Joe R Richbow and Arlene D Taliaferro, dated May 15, 1998, and recorded in Liber 12282 at folio 699 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 14, 2020 AT 9:33 AM

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

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners sassociation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39411)

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

(12-26,1-2,1-9)136252

The Prince George's Post

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

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

KATHRYN P KLOVE Rosedale Estates Condominium Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7257 WOOD HOLLOW TER, CONDO UNIT: 7257, FORT WASH-INGTON, MD 20744-0000, Parcel No. 12-1242056

LARGO, MD 20774

ANY UNKNOWN OWNER OF THE PROPERTY 7257 WOOD HOLLOW TER, CONDO UNIT: 7257, FORT WASHINGTON, MD 20744-0000 Parcel No. 12-1242056, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-36977

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1242056 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 10 UNIT 7 257 3,812.0000 SQ.FT. & IMPS. ROSEDALE ES-TATES C

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County, once a Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 12-1242056 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk (12-12,12-19,12-26) 135770

NOTICE

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

Substitute Trustees/

JACQUELINE S. NELSON ROBERT L. NELSON (DE-

117 Lakeside Drive Greenbelt, MD 20770

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23652

Notice is hereby given this 5th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 117 Lakeside Drive, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each f three successive weeks before the

6th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$395,000.00.

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

(12-12,12-19,12-26)

LEGALS

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

NOTICE

Substitute Trustees/ Plaintiffs.

ALEXANDER KOJO AMUAH

4917 Rees Lane Bowie, MD 20720 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26688

Notice is hereby given this 5th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4917 Rees Lane, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of January, 2020, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

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

(12-12,12-19,12-26)

THE

PRINCE

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NOTICE

CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

NOTICE

Substitute Trustees/ Plaintiffs.

RASHAAN L. JENNINGS TAMARA B. JENNINGS 14907 Running Horse Place Bowie, MD 20715

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-02144

Notice is hereby given this 5th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14907 Running Horse Place, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

of the day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$431,100.00.

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

(12-12,12-19,12-26) 135771

NOTICE

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

> Substitute Trustees/ Plaintiffs.

LEGALS

JOSEPH WILSON PAUL CHRISTOPHER WILSON 5207 Springwood Drive Temple Hills, MD 20748

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27463

Notice is hereby given this 5th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5207 Springwood Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or the contrary thereof be shown on or before the 6th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

of the day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$168,000.00.

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

(12-12,12-19,12-26) 135772

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

Ralph W. Powers, Jr., Personal Representative for the Estate of Clarence E. Sanders 7304 Pacella Court Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26748

Notice is hereby given this 5th day of December, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of January, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of January, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$220,774.19. The property sold herein is known as 7304 Pacella Court, Clinton, MD 20735.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk (12-12,12-19,12-26) 135778

NOTICE

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

> Substitute Trustees/ Plaintiffs.

PAUL B. YAMJONG 8911 Francisco Court Upper Marlboro, MD 20774

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21112

Notice is hereby given this 2nd day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8911 Francisco Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2020.

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

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 135741 (12-12,12-19,12-26)

NOTICE

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

Substitute Trustees/

WAYNE E. BENNETT ERICA K. BENNETT 2214 Lakewood Street Suitland, MD 20746

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-15730

Notice is hereby given this 2nd day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2214 Lakewood Street, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be cause to the contrary thereof be shown on or before the 2nd day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three succes sive weeks before the 2nd day of January, 2020.

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

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 135743 (12-12,12-19,12-26)

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

Anita Berko 9975 S Campus Way Unit 136

Upper Marlboro, MD 20774 In the Circuit Court for Prince George's County, Maryland

Case No. CAEF 19-30185

Notice is hereby given this 2nd day of December, 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 January, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succes-

January, 2020. The Report of Sale states the amount of the foreclosure sale price to be \$137,105.55. The property sold herein is known as 9975 S Campus Way Unit 136, Upper Marlboro, MD

sive weeks before the 2nd day of

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 135737

NOTICE

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

> Substitute Trustees Plaintiffs

LEGALS

DERRIC E. THOMAS VALERIE W. CROMARTIE 4205 Lottsford Vista Road Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-15763

Notice is hereby given this 2nd day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4205 Lottsford Vista Road, Bowie, MD 20720, 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 2nd day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$42,600.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135744 (12-12,12-19,12-26)

NOTICE

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

Laurel, MD 20707

Substitute Trustees

KIMBERLY C. PARKER 8046 Ashford Boulevard

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-22513

Notice is hereby given this 2nd day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8046 Ashford Boulevard, Laurel, MD 20707, 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 2nd day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$251,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135745 (12-12,12-19,12-26)

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

Simone Jackson 13809 Churchville Drive Upper Marlboro, MD 20772 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07122

Notice is hereby given this 2nd day of December, 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 January, 2020, 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 2nd day of January, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$176,000.00. The property sold herein is known as 13809 Churchville Drive, Upper Marlboro,

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 135738 (12-12,12-19,12-26)

NOTICE

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

> Substitute Trustees/ Plaintiffs.

STANLEY H. WALLACE (DECEASED) 3312 Huntley Square Drive

Temple Hills, MD 20748

Unit A2

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23678

Notice is hereby given this 2nd day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3312 Huntley Square Drive, Unit A2, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2020. The report states the purchase

price at the Foreclosure sale to be \$72,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 135746

NOTICE

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

CEASED)

Substitute Trustees/

SUSIE A. WILLIAMS (DE-

1017 Iago Avenue Capitol Heights, MD 20743

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23684

Notice is hereby given this 2nd day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1017 lago Avenue, Capitol Heights, MD 20743, 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 2nd day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2020.

The report states the purchase e at the Foreclosure sale to be \$170,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135747 (12-12,12-19,12-26)

NOTICE

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

DOROTHEA T. EVANS (DE-

Upper Marlboro, MD 20772

JOSEPH T. EVANS

11304 Capstan Drive

CEASED)

Substitute Trustees/

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28484

Notice is hereby given this 5th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11304 Capstan 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 6th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2020.

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

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

True Copy—Test: Mahasin El Amin, Clerk 135773 (12-12,12-19,12-26)

The Prince George's Post

Serving Prince George's County

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

2832 W. NOMAD CT. A/R/T/A 2832 NOMAD CT. WEST BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated April 22, 2016 and recorded in Liber 38196, Folio 106 among the Land Records of Prince George's County, MD, with an original principal balance of \$200,305.00, 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

JANUARY 14, 2020 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the purchaser shall have no further liability. 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. 331808-1)

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

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

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

136262 (12-26,1-2,1-9)

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

5522 KEYWORTH CT. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated December 27, 2006 and recorded in Liber 27400, Folio 573 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

JANUARY 14, 2020 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser. chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332485-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7310 WINTERGREEN CT. GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated December 22, 2006 and recorded in Liber 27806, Folio 707 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,100.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 14, 2020 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax 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 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. 328344-2)

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

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

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

136263 (12-26,1-2,1-9)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3612 DIXON ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 28242, Folio 507 among the Land Records of Prince George's County, MD, with an original principal balance of \$217,600.00, 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

JANUARY 14, 2020 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 157767-4)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4907 49TH AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated October 9, 2008 and recorded in Liber 30096, Folio 100 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,025.00, 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

JANUARY 14, 2020 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 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. 331637-1)

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

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

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

136264 (12-26,1-2,1-9)

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

111 AUTUMN LAKE WAY FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 21, 2006 and recorded in Liber 25810, Folio 717 among the Land Records of Prince George's County, MD, with an original principal balance of \$493,000.00, 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

JANUARY 14, 2020 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subjec

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

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

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

136265 (12-26,1-2,1-9) 136266 (12-26,1-2,1-9) 136267 (12-26,1-2,1-9)

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

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

7717 LANHAM LANE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Sherrell T. Martin and Andre V.C. Martin, dated September 24, 2004 and recorded in Liber 21179, Folio 583 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on December 7, 2015 in the Land Records of Prince George's County at Liber No. 37651, Folio 47, with an original principal balance of \$207,900.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed that to inclument worthouse is closed. due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 7, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser. chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

135794 (12-19,12-26,1-2)

LEGALS

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

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

3707 LADD AVENUE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from William E. Pullen and Joyce H. Pullen, dated October 25, 2016 and recorded in Liber 38858, Folio 171 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,700.00, and an original interest rate of 4.000%, default having occurred and or the tornes thereof the Substitute Trustees will call at public curred 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 JANUARY 7, 2020

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 Trustee

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 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

135795 (12-19,12-26,1-2)

LEGALS

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 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 JANUARY 7, 2020 AT 11:30 AM.

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

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

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and 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 aives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

135796 (12-19,12-26,1-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 6518 WOOD POINTE DRIVE GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from Clara Kanu, dated March 31, 2017, and recorded in Liber 39531 at folio 51 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

JANUARY 7, 2020

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603478)

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

136165 (12-19,12-26,1-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

13003 PISCATAWAY ROAD CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Antonio Preston Fountain and Karen T. Page, dated August 28, 2006, and recorded in Liber 26259 at folio 317 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

JANUARY 7, 2020 AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.18% 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 escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-604417)

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

(12-19,12-26,1-2)

136162

136166

LEGALS

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

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$334.50 in each and every year.

3745 EIGHTPENNY LANE BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Jeannette Zaykeeah Robertson, dated June 8, 2005, and recorded in Liber 22793 at folio 622 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

JANUARY 7, 2020 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6% 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 escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602260)

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

(12-19,12-26,1-2)

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

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

NOURAIZ MAQSOOD Kings Crossing Condominium Inc Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3101 SOUTHERN AVE, CONDO UNIT: T-5, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-3286960

ANY UNKNOWN OWNER OF THE PROPERTY 3101 SOUTHERN AVE, CONDO UNIT: T-5, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-3286960, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36954

The object of this proceeding is to secure the foreclosure of all rights of erty Parcel Identification Number 06-3286960 in Prince George's County, sold by the Collector of

to the plaintiff in this proceeding: UNIT 3101 T-5 1,004.0000 SQ.FT. & IMPS. KINGS CROSSING CON

Taxes for the Prince George's County and the State of Maryland

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaer having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>06-3286960</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 135763 (12-12,12-19,12-26)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

MARCUS BOYETTE COUO OF OLDE TOWNE VIL-

LAGE CONDO. Occupant Unknown Owners PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1911 S ADDISON RD, CONDO UNIT: 1911, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-

ANY UNKNOWN OWNER OF THE PROPERTY 1911 S ADDISON RD, CONDO UNIT: 1911, DIS-TRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0556845, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36955

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0556845 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 1911 GROU P IV 2,299.0000 SQ.FT. & IMPS. OLD TOWNE VIL-

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 06-0556845 and answer the complaint or there-

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

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 135764

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

GEORGE BUCKMON Occupant Unknown Owners

LARGO, MD 20774

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2311 WYNGATE RD, SUITLAND, MD 20746-0000, Parcel No. 06-0564302

ANY UNKNOWN OWNER OF THE PROPERTY 2311 WYNGATE RD, SUITLAND, MD 20746-0000 Parcel No. 06-0564302, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36956

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0564302 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

T-DT S/B 09/13 /04 L20301 F387 3,500.0000 SQ.FT. & IMPS. DUPONT VILLAGE- RE LOT 6 BLK J

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 06-0564302 and answer the complaint or thereafter a final judgment will be enarter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 135765 (12-12,12-19,12-26)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

SILVER HILL ROAD LC SILVER HILL ROAD LC VIRGINIA COMMERCE BANK VIRGINIA COMMERCE BANK GEORGE L GRECO Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5100 PARK LN, SUITLAND, MD 20746-0000, Parcel No. 06-0602870

ANY UNKNOWN OWNER OF THE PROPERTY 5100 PARK LN, SUITLAND, MD 20746-0000 Parcel No. 06-0602870, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-36957

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0602870 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PT. PARCEL 1 24,437.0000 SQ.FT. & IMPS. SUITLAND GATEWAY LOT

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

LEGALS

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 06-0602870 and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 135766 (12-12,12-19,12-26)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

WALTER W WEBB JR VILLAGE OF OAK GROVE HOMEOWN. ASSOC Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 12306 TROTTER TER, UPPER MARLBORO, MD 20772-0000, Parcel No. 03-0194241

ANY UNKNOWN OWNER OF THE PROPERTY 12306 TROTTER TER, UPPER MARLBORO, MD 20772-0000 Parcel No. 03-0194241, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36974

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 03-0194241 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

AGTX PD 10,000.0000 SQ.FT. & IMPS. VILLAGE OF OAK GRO LOT 104 BLK C

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>03-0194241</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 135767 (12-12,12-19,12-26)

LEGALS

NOTICE CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs,

OLIVE MENDONZA 4905 Whitfield Chapel Road Lanham, MD 20706

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-19399

Notice is hereby given this 16th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4905 Whitfield Chapel Road, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 16th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$192,000.00. MAHASIN EL AMIN

Clerk, Circuit Court for

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

136246 (12-26,1-2,1-9)

ORDER OF PUBLICATION

THORNTON MELLON LLC

CORA GREENE Bank of America NA Bank of America NA Prlap, Inc. Prlap, Inc. ESTATE OF CORA GREEN ESTATE OF CORA GREEN Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9705 TEMPLE HILL RD, CLINTON, MD 20735-0000, Parcel No. 09-

ANY UNKNOWN OWNER OF THE PROPERTY 9705 TEMPLE HILL RD, CLINTON, MD 20735-0000 Parcel No. 09-0883009, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-36975

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 09-0883009 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

NEAR TIPPETT 19,824.0000 SQ.FT. & IMPS.

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>09-0883009</u> and answer the complaint or there-after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 135768

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff.

STEVEN C & MICHELLE M PREWITT Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9617 GWYNNDALE DR, CLIN-TON, MD 20735-0000, Parcel No. 09-0873661

ANY UNKNOWN OWNER OF THE PROPERTY 9617 GWYN-NDALE DR, CLINTON, MD 20735-0000 Parcel No. 09-0873661, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36976

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0873661 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

13,432.0000 SQ.FT. & IMPS. SUR-RATTS GARDENS LOT 19 BLK B

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel

LEGALS

Identification Number <u>09-0873661</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 135769 (12-12,12-19,12-26)

ORDER OF PUBLICATION

41300 LAVENDER BREEZE CIRCLE ALDIE, VA 20105

Plaintiff

SAM LITTEN HOMES, INC. SERVE: MARYLAND DEPART-MENT OF ASSESSMENT & TAXATION 301 W. PRESTON STREET BALTIMORE, MD 21201-2395

PRINCE GEORGE'S COUNTY SERVE: JARED M. MC CARTHY COUNTY ADMINISTRATORS BUILDING 14741 GOVERNOR ODEN

BOWIE DRIVE UPPER MARLBORO, MD 20772

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland Case No: CAE 19-30266

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

The property described as: Seat Pleasant, 18th Election District, 22.240.0000 Sq. Ft., Josephs Manor. Block B, Lots 12, 13, 14, 15 Assmt \$400 Lib 04601 Fl 611, Tax Account Number 18 2067718, Ashleaf Avenue, Capitol Heights, MD 20743, and assessed to Sam Litten Homes,

It is thereupon this 2nd day of December, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interesting in the property to appear in this Court by the 4th day of February, 2020, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 135748

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

DORIS WALKER Occupant Unknown Owners

LARGO, MD 20774

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE $\bar{4}100$

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2428 PORTER AVE, SUITLAND, MD 20746-0000, Parcel No. 06-0642512

ANY UNKNOWN OWNER OF THE PROPERTY 2428 PORTER AVE, SUITLAND, MD 20746-0000 Parcel No. 06-0642512, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36962

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0642512 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

W 100X200 FT L OT 8 20,000.0000 SQ.FT. & IMPS. BRADBURY PARK **BLK A**

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

It is thereupon this 2nd day of De-

cember 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 06-0642512 and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 135749 (12-12,12-19,12-26)

NOTICE

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

Substitute Trustees/

Plaintiffs.

LONNIE L. NEWMAN 6303 Hil Mar Drive

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21092

District Heights, MD 20747

Notice is hereby given this 18th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6303 Hil Mar Drive, Unit 4, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

21st day of January, 2020. The report states the purchase price at the Foreclosure sale to be \$100,000.00.

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

136242

NOTICE CARRIE M. WARD, et al.

(12-26,1-2,1-9)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

BEVERLY J. ARRINGTON

JUNIUS ARRINGTON 15734 Erwin Court Defendant(s).

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-02103 Notice is hereby given this 18th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15734 Erwin Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper

printed in said County, once in each of three successive weeks before the 21st day of January, 2020. The report states the purchase price at the Foreclosure sale to be \$236,000.00.

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

NOTICE

136289

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

Substitute Trustees/

Defendant(s).

(12-26,1-2,1-9)

MICHAEL D. HENRETTY (DECEASED) 4504 Colonel Gardiner Court Upper Marlboro, MD 20772

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-30216

Notice is hereby given this 18th day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4504 Colonel Gardiner Court, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

21st day of January, 2020.

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

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136290

(12-26,1-2,1-9)

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

9206 3RD ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 20, 2007 and recorded in Liber 29068, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$383,000.00, 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

JANUARY 14, 2020 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by 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

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

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

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

136259 (12-26,1-2,1-9)

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 4714 MORNING GLORY TRAIL BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated April 15, 2008 and recorded in Liber 29664, Folio 580 among the Land Records of Prince George's County, MD, with an original principal balance of \$325,000.00, 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

JANUARY 14, 2020 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges 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

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

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

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

136260

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

2611 BOONES LA. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated December 27, 2010 and recorded in Liber 32358, Folio 308 among the Land Records of Prince George's County, MD, with an original principal balance of \$176,179.00, 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

JANUARY 7, 2020 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 \$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 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 are the contractual obligation. between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340309-1)

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

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

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

136185 (12-19,12-26,1-2)

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

3845 ST. BARNABAS RD., APT. #202 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated June 24, 2005 and recorded in Liber 22910, Folio 772 among the Land Records of Prince George's County, MD, with an original principal balance of \$72,000.00, 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

JANUARY 14, 2020 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 described as Unit numbered and lettered 3845, T-202, in the subdivision known as "Marlow 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 \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/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 pur chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy at law or equity is return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332613-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11101 OLD MARLBORO PIKE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 2, 2008 and recorded in Liber 29998, Folio 712 among the Land Records of Prince George's County, MD, with an original principal balance of \$100,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2020 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. 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 \$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 credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340980-1)

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

136183 (12-19,12-26,1-2)

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

6721 GLENN DALE RD. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated December 29, 2008 and recorded in Liber 30295, Folio 356 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,225.00, 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

JANUARY 7, 2020 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 \$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 for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occaposit retained by Sub. Trustees as inquitated 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. 340805-1)

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

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

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

(12-26,1-2,1-9) 136261 (12-26,1-2,1-9) 136184 (12-19,12-26,1-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEONA MORRIS

Notice is given that Wayne R Morris whose address is 509 Leighton Ave., Silver Spring, MD 20901, was on November 7, 2019 appointed Personal Representative of the estate of Leona Morris who died on November 1, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of May, 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.

WAYNE R MORRIS Personal Representative

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

> Estate No. 115300 (12-12,12-19,12-26)

NOTICE

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

Substitute Trustees/

JEFFREY D. ROBINSON DONNA L. ROBINSON 12106 Snowden Woods Road Laurel, MD 20708

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-00019

Notice is hereby given this 2nd day of December, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12106 Snowden Woods Road, Laurel, MD 20708, 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 2nd day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$415,733.07

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135742 (12-12,12-19,12-26)

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

Laneal Langston 14000 Fransworth Lane #3201 Upper Marlboro, MD 20772 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-22456

Notice is hereby given this 5th day of December, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of January, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of January, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$140,000.00. The property sold berein is known as 14000 Fransworth Lane #3201, Upper Marlboro, MD 20772.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26)

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**

Dottie Branch, Dottie Lene Branch 1109 Horizon View Place Accokeek, MD 20607

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-18689

Notice is hereby given this 5th day of December, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of January, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of January, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$381,874.20. The property sold herein is known as 1109 Horizon View Place, Accokeek, MD 20607.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 135777 (12-12,12-19,12-26)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

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 Robert L. Barnes

4102 23rd Place Temple Hills, MD 20748 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-19412

Notice is hereby given this 9th day of December, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of January, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of Jan-

The Report of Sale states the amount of the foreclosure sale price to be \$157,121.48. The property sold herein is known as 4102 23rd Place, Temple Hills, MD 20748.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk (12-19,12-26,1-2)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

AHMAD YAHYA JOHNSON KOLAWOLE OLAWOYIN 12902 Crickmore Trace Bowie, MD 20720

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-25106

Notice is hereby given this 2nd day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12902 Crickmore Trace, Bowie, MD 20720, 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 January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2020. The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 135740 (12-12,12-19,12-26)

502,000.00.

LEGALS

THORNTON MELLON LLC

Plaintiff.

ORDER OF PUBLICATION

ZAID A ALLI & ANDREA S WOODSON ZAID A ALLI & ANDREA S WOODSON VELOCITY COMMERCIAL CAPI-TAL LLC VELOCITY COMMERCIAL CAPI-TAL LLC Paul J Cohen, Esq

Occupant

Unknown Owners

LARGO, MD 20774

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1509 AIRPORT LN, ACCOKEEK, MD 20607-0000, Parcel No. 05-0394056

ANY UNKNOWN OWNER OF THE PROPERTY 1509 AIRPORT LN, ACCOKEEK, MD 20607-0000 Parcel No. 05-0394056, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37000

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0394056 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOT 107 EX N 5 X110 FT 28,243.0000 SQ.FT. & IMPS. SOUTH PISCAT-

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number 05-0394056 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136200 (12-19,12-26,1-2)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Lakisha

Hawkins, whose address is 5500 Helmont Drive, Oxon Hill, MD 20745, was on November 21, 2019

appointed Personal Representative

of the estate of Sandra Hawkins,

who died on June 17, 2019 without

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-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of

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

(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

(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

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.

LAKISHA HAWKINS

CERETA A. LEE REGISTER OF WILLS FOR

136235

Prince George's County

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 115188

(12-19,12-26,1-2)

other delivery of the notice.

IN THE ESTATE OF

SANDRA HAWKINS

tative or the attorney.

the following dates:

decedent's death; or

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

ALAN S & GWENDOLYN D UYENCO Branch Banking & Trust Company Branch Banking & Trust Company

Branch Banking & Trust Company EDWARD BARKER & WILLIAM ZIEGLER HUNTERS MILL WOODS HOA INC

PRINCE GEORGE'S COUNTY, MARYLAND

Occupant

Unknown Owners

(for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1002 BEATRICE CT, FORT WASH-INGTON, MD 20744-0000, Parcel No. 05-0389494

ANY UNKNOWN OWNER OF THE PROPERTY 1002 BEATRICE CT, FORT WASHINGTON, MD 20744-0000 Parcel No. 05-0389494, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36999

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 05-0389494 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,948.0000 SQ.FT. & IMPS. **HUNTERS MILL WOODS LOT 15**

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>05-0389494</u> and answer the complaint or thereafter a final judgment will be enarter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136201 (12-19,12-26,1-2)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that William M Bundy, whose address is 6101 Bel-wood Street, Forestville, MD 20747,

was on December 10, 2019 ap-

pointed Personal Representative of

the estate of Barbara J Tate, who died on October 8, 2019 without a

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

by contacting the personal represen-

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

(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

(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

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.

other delivery of the notice.

WILLIAM M BUNDY

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

136236

Prince George's County

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 115618

(12-19,12-26,1-2)

tative or the attorney.

the following dates:

decedent's death; or

June, 2020.

BARBARA J TATE

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

CHIKA BYRD CHIKA BYRD OPTEUM FINANCIAL SERVICES

OPTEUM FINANCIAL SERVICES LLC Holly Hill Condominium MERS, Inc.

Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7202 DONNELL PL, CONDO UNIT: 7202 D4, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0525790

ANY UNKNOWN OWNER OF THE PROPERTY 7202 DONNELL PL, CONDO UNIT: 7202 D4, DIS-TRICT HEIGHTS,MD 20747-0000 Parcel No. 06-0525790, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36986

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0525790 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7202 UNIT D-4 1,669.0000 SQ.FT. & IMPS. HOLLY HILL CONDO-

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the ing all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number 06-0525790 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136191 (12-19,12-26,1-2) The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0705129 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

ORDER OF PUBLICATION

Bierman, Geesing & Ward, Trustees

PRINCE GEORGE'S COUNTY,

(for Maryland Annotated Code 14-

836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent

1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

2804 SPINDLE LN, BOWIE, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 2804 SPINDLE

LN, BOWIE, MD 20715-0000 Parcel

No. 07-0705129, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-37003

Defendants.

20715-0000, Parcel No. 07-0705129

Plaintiff,

THORNTON MELLON LLC

JANE F POWERS TRUST

JANE F POWERS TRUST

SunTrust Bank

SunTrust Bank

MARYLAND

and interest

Unknown Owners

LARGO, MD 20774

Occupant

8,750.0000 SQ.FT. & IMPS. SOMER-SET AT BELAIR LOT 20 BLK 28

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>07-0705129</u> and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136197 (12-19,12-26,1-2)

LEGALS

Edward T. Love Ortman, Love & Huckabay 4419 East West Highway Bethesda, Maryland 20814 301-986-9030

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ARLENE J. TIMMICK

Notice is given that Lynn Michelle Adams whose address is 14005 Coopers Lane, West Friendship, MD 21794, was on November 7, 2019 appointed Personal Representative of the estate of Arlene J. Timmick who died on August 24, 2019 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of May, 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 obtained from the Register of Wills.

LYNN MICHELLE ADAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR UPPER MARLBORO, MD 20773-1729

135786

136237 (12-19.12-26.1-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ESTEE EDMONDS**

Notice is given that Patricia Holden, whose address is 1408 Beaver Heights Lane, Capitol Heights, MD 20743, was on November 7, 2019 appointed Personal Representative of the estate of Estee Edmonds, who died on October 23, 2019 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of

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

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

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

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

PATRICIA HOLDEN Personal Representative

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

Estate No. 115302

P.O. Box 1729

Estate No. 115308 (12-12,12-19,12-26)

PRINCE GEORGE'S COUNTY

Plaintiff,

ORDER OF PUBLICATION THORNTON MELLON LLC

LUZ C ARIAS Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3512 PUMPHREY DR, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0513424

ANY UNKNOWN OWNER OF THE PROPERTY 3512 PUMPHREY DR, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0513424, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36987

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0513424 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,500.0000 SQ.FT. & IMPS. OLE LONGFIELD OT 233

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the roperty to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>06-0513424</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136192 (12-19,12-26,1-2)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

IVERSON SQUARE CONDO-MINIUM SQUARE CONDO-**IVERSON** MINIUM Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2750 IVERSON ST, CONDO UNIT: 172, TEMPLE HILLS, MD 20748-

0000, Parcel No. 06-0509810

ANY UNKNOWN OWNER OF THE PROPERTY 2750 IVERSON ST, CONDO UNIT: 172, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0509810, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36988

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0509810 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding: UNIT 172, 2,121.0000 SQ.FT. & IMPS. IVERSON SQUARE CON

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>06-0509810</u> and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136193 (12-19,12-26,1-2)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

ABUNDANT LIFE LLC ABUNDANT LIFE LLC Annapolis Road Medical Condo Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5632 ANNAPOLIS RD, CONDO UNIT: 6, BLADENSBURG, MD 20710-0000, Parcel No. 02-0122671

ANY UNKNOWN OWNER OF THE PROPERTY 5632 ANNAPO-LIS RD, CONDO UNIT: 6, BLADENSBURG, MD 20710-0000 Parcel No. 02-0122671, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36972

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0122671 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 6,4,860.0000 SQ.FT. & IMPS ANNPOLIS ROAD MED

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>02-0122671</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-19,12-26,1-2) 136194

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

RICARDO RIVERA GLENWOOD HOLDINGS LLC GLENWOOD HOLDINGS LLC BRUCE L STERN, ESQ TALL OAKS ESTATES HOA INC Occupant Unknown Owners

PRINCE GEORGE'S COUNTY. MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2217 DAVIT CT, BOWIE, MD 20721-0000, Parcel No. 07-0742254

ANY UNKNOWN OWNER OF THE PROPERTY 2217 DAVIT CT, BOWIE, MD 20721-0000 Parcel No. 07-0742254, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

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

Defendants.

Case No.: CAE 19-36973 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0742254 in Prince George's County, sold by the Collector of Taxes for the Prince George's

PLAT 2 39,843.0000 SQ.FT. & IMPS. TALL OAK ESTATES LOT 2 BLK E

County and the State of Maryland to the plaintiff in this proceeding:

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That no-

LEGALS

Unknown Owners

LARGO, MD 20774

tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number 07-0742254 and answer the complaint or thereafter a final judg ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136195 (12-19,12-26,1-2)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

HOPE TEMPLE OF PRAISE INC HOPE TEMPLE OF PRAISE INC ALEXANDRIA FERRY BUSINESS PARK COND Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7379 OLD ALEXANDRIA FERRY RD, CONDO UNIT: 11-B, CLIN-TON, MD 20735-0000, Parcel No. 09-0945485

ANY UNKNOWN OWNER OF THE PROPERTY 7379 OLD ALEXANDRIA FERRY RD, CONDO UNIT: 11-B, CLINTON, MD 20735-0000 Parcel No. 09-0945485, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36978

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 09-0945485 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,941.0000 SQ.FT. & ALEXANDRIA FERRY B

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>09-0945485</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136196 (12-19,12-26,1-2)

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

Mark L. Potter 5614 Joan Lane Temple Hills, MD 20748 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-30631

Notice is hereby given this 13th day of December, 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 13th day of January, 2020, 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 13th day of January, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$201,100.00. The property sold herein is known as 5614 Joan Lane, Temple Hills, MD 20748.

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

136243 (12-26,1-2,1-9)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

DEIRDRE TAYLOR & AUNDRE **JONES** Kings Crossing Condominium Assoc Occupant

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3103 SOUTHERN AVE, CONDO UNIT: 21, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-3287232

ANY UNKNOWN OWNER OF THE PROPERTY 3103 SOUTHERN AVE, CONDO UNIT: 21, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-3287232, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

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

Case No.: CAE 19-37002

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3287232 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3103-21 1,040.0000 SQ.FT. IMPS. KINGS CROSSING CON

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number 06-3287232 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

(12-19,12-26,1-2)

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

LEGALS

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

KENNETH EARL DAVIS SR. Estate No.: 115612 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a pe tition has been filed by William Lyle Poe, Jr. for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on January 29, 2020 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

136297 (12-26,1-2)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **CHARLES WONG** Estate No.: 115462

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joynson Joseph Wong for judicial probate of the will dated 05/15/2015 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on January 29, 2020 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

136298

(12-26,1-2)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

JESSE C POORE Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 111 W FARMINGTON RD, ACCO-KEEK, MD 20607-0000, Parcel No. 05-0404749

ANY UNKNOWN OWNER OF THE PROPERTY 111 W FARMING-TON RD, ACCOKEEK, MD 20607-0000 Parcel No. 05-0404749, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37001

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0404749 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1.2200 ACRES. & IMPS CALVERT MANOR LOT 2 BLK A

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

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>05-0404749</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136199 (12-19,12-26,1-2)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

EMILIO HERBAS Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13710 PISCATAWAY DR, FORT WASHINGTON, MD 20744-0000, Parcel No. 05-0353375

ANY UNKNOWN OWNER OF THE PROPERTY 13710 PISCAT-AWAY DR, FORT WASHINGTON, MD 20744-0000 Parcel No. 05-0353375, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36997

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0353375 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PISCATAWAY HILL L ACREAGE 4.6200 ACRES.

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

It is thereupon this 9th day of De-

cember 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number <u>05-0353375</u> and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of

redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136202 (12-19,12-26,1-2)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

CAROLANN WILLIAMS Occupant

Unknown Owners PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1117 BROADVIEW RD, FORT WASHINGTON, MD 20744-0000, Parcel No. 05-0385393

ANY UNKNOWN OWNER OF THE PROPERTY 1117 BROAD-VIEW RD, FORT WASHINGTON, MD 20744-0000 Parcel No. 05-0385393, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

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

Case No.: CAE 19-36998 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0385393 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this present lines.

to the plaintiff in this proceeding: 15,000.0000 SQ.FT. & IMPS.

FRIENDLY HILLS LOT 38 The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 9th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warn-ing all persons interested in the property to appear in this Court by the 11th day of February 2020, and redeem the property with Parcel Identification Number 05-0385393 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136203 (12-19,12-26,1-2)

LEGALS

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

Substitute Trustees/ Plaintiffs.

GLORIA A. BROWN 5701 Ottawa Street Forest Heights, MD 20745

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26654

Notice is hereby given this 18th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5701 Ottawa Street, Forest Heights, MD 20745, 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 21st day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$235,000.00.

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

136291 (12-26,1-2,1-9)

THE PRINCE **GEORGE'S POST**

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

DUDLEY ENTERPRISES REI LLC DUDLEY ENTERPRISES REI LLC DUDLEY ENTERPRISES REI LLC THE COUO OF MARLOW TOWERS CONDOMINIUM Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY 3859 ST BARNABAS RD, CONDO UNIT: 3859 T3, SUITLAND, MD 20746-0000, Parcel No. 06-0603670

ANY UNKNOWN OWNER OF THE PROPERTY 3859 ST BARN-ABAS RD, CONDO UNIT: 3859 T3, SUITLAND, MD 20746-0000 Parcel No. 06-0603670, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-36958

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0603670 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3859 T 3 1,693.0000 SQ.FT. & IMPS. MARLOW TOWERS COND

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>06-0603670</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy —Test: Mahasin El Amin, Clerk (12-12,12-19,12-26)

ORDER OF PUBLICATION

Plaintiff,

MICHELLE WILKINS Highland Gate Condominium Occupant

THORNTON MELLON LLC

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14214 BARENTON DR, CONDO UNIT: 81, UPPER MARLBORO, MD 20772-0000, Parcel No. 03-

ANY UNKNOWN OWNER OF THE PROPERTY 14214 BAREN-TON DR, CONDO UNIT: 81, UPPER MARLBORO, MD 20772-0000 Parcel No. 03-3307378, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36995

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-3307378 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,403.0000 SQ.FT. & IMPS. HIGH-LAND GATE COND

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number 03-3307378 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 136287 (12-26,1-2,1-9)

LEGALS

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

BONNIE B ROBINSON

TERRACES OF ADELPHI HOA Occupant

Unknown Owners

LARGO, MD 20774

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8201 GREENSPIRE TER, HY-ATTSVILLE, MD 20783-0000, Parcel

1301 MCCORMICK DR. STE 4100

ANY UNKNOWN OWNER OF THE PROPERTY 8201 GREEN-SPIRE TER, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1963511, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37013

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1963511 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding: 1,944.0000 SQ.FT. & IMPS. TER-RACES OF ADELPH LOT 28

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>17-1963511</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

ORDER OF PUBLICATION

THORNTON MELLON LLC 939 W. North Ave. Ste 830 Chicago, IL 60642

Plaintiff,

DOLORES G FLORES-RIVAS, 10904 INDIAN HEAD HWY, FORT WASHINGTON, MD, 20744

Occupant, 10904 INDIAN HEAD HWY, FORT WASHINGTON, MD,

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10904 INDIAN HEAD HWY, FORT WASHINGTON, MD, 20744-0000, Parcel No. 05-0322339

And

ANY UNKNOWN OWNER OF THE PROPERTY 10904 INDIAN HEAD HWY, FORT WASHING-TON, MD, 20744-0000, Parcel No. 05-0322339, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

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

Case No.: CAE 19-36996

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0322339 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

SILESIA 1.0100 ACRES. & IMPS.

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>05-0322339</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

THOMAS R GAINES JR Choice Finance Corp Choice Finance Corp BETTYANN GIBBS Normandy Place Condo Assoc. MERS, Inc. Occupant Unknown Owners

v.

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13800 FARNSWORTH LN, CONDO UNIT: 5402, UPPER MARLBORO, MD 20772-0000, Parcel No. 03-3168911

ANY UNKNOWN OWNER OF PROPERTY FARNSWORTH LN, UNIT: 5402, UPPER MARLBORO, MD 20772-0000 Parcel No. 03-3168911, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36994

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 03-3168911 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

(ENTIRE IMPS R AZED 4/1/04) 994.0000 SQ.FT. & IMPS. NOR-MANDY PLACE CON

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspar having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number <u>03-3168911</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136286 (12-26,1-2,1-9)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

ELLIECE S SMITH M.D., P.C. ELLIECE S SMITH M.D., P.C.

ELLIECE S SMITH BANKERS HEALTHCARE GROUP BANKERS HEALTHCARE GROUP

INC ENTERPRISE OFFICE PARK

CONDO ASSOC. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND

(for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9470 ANNAPOLIS RD CONDO UNIT: 3-316, LANHAM, MD 20706-0000, Parcel No. 20-2216901

ANY UNKNOWN OWNER OF THE PROPERTY 9470 ANNAPO-LIS RD CONDO UNIT: 3-316, LAN-HAM, MD 20706-0000 Parcel No. 20-2216901, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

> In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37004

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2216901 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BUILDING 3 UNI T 316 4,581.0000 SQ.FT. & IMPS. ENTERPRISE OF-

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

It is thereupon this 16th day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of February 2020, and redeem the property with Parcel Identification Number 20-2216901 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

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ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

ABUNDANT LIFE LLC ABUNDANT LIFE LLC Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND. (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5632 ANNAPOLIS RD, CONDO UNIT: 5, BLADENSBURG,MD 20710-0000, Parcel No. 02-0122663

ANY UNKNOWN OWNER OF THE PROPERTY 5632 ANNAPO-LIS RD, CONDO UNIT: 5, BLADENSBURG,MD 20710-0000 Parcel No. 02-0122663, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-36969

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 02-0122663 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 5 4,414.0000 SQ.FT. & IMPS. ANNAPOLIS ROAD MED

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 02-0122663 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 135756 (12-12,12-19,12-26)

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

MARVELYN L GALE MARVELYN L GALE Unity Mortgage Corp. Unity Mortgage Corp. C. Jared Hale & Peggy Guthrie Bladenwoods Condominium Inc. Bladenwoods Condominium Inc. Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774 ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5219 NEWTON ST, CONDO UNIT: 301, BLADENSBURG, MD 20710-0000, Parcel No. 02-0107193

ANY UNKNOWN OWNER OF THE PROPERTY 5219 NEWTON ST, CONDO UNIT: 301, BLADENS-BURG, MD 20710-0000 Parcel No. 02-0107193, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36970

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0107193 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5219 NEWTON 30 1 2,010.0000 SQ.FT. & IMPS. BLADENWOODS

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaer having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and

redeem the property with Parcel Identification Number <u>02-0107193</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 135757 (12-12,12-19,12-26)

ORDER OF PUBLICATION

THORNTON MELLON LLC

WILLEXTON M LANGON

Plaintiff.

Occupant Unknown Owners PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6909 FREEPORT ST, HY-ATTSVILLE, MD 20784-0000, Parcel No. 02-0128645

ANY UNKNOWN OWNER OF THE PROPERTY 6909 FREEPORT ST, HYATTSVILLE, MD 20784-0000 Parcel No. 02-0128645, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-36971

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number O2-0128645 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,614.0000 SQ.FT. & IMPS. WOOD-LAWN- FELDMANS LOT 26 BLK

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>02-0128645</u> and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

135758 (12-12,12-19,12-26)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

ALVIN H, URSULA & MARVA J THOMPSON ESTATE OF ALVIN H THOMPSON Occupant

Unknown Owners

LARGO, MD 20774

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4302 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 06-0635680

ANY UNKNOWN OWNER OF THE PROPERTY 4302 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 06-0635680, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

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

Case No.: CAE 19-36960

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0635680 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LTS 17.18 4,000.0000 SQ.FT.& IMPS. **BRADBURY HEIGHTS BLK 27**

The complaint states, among other things, that the amounts necessary

LEGALS

for redemption have not been paid. **ORDER OF PUBLICATION**

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 06-0635680 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-12,12-19,12-26) 135759

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

VALENCIA C PARKER VALENCIA C PARKER Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent

LARGO, MD 20774 ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2310 ROSLYN AVE, DISTRICT HEIGHTS, MD 20747-0000, Parcel

No. 06-0637710

1301 MCCORMICK DR. STE 4100

ANY UNKNOWN OWNER OF THE PROPERTY 2310 ROSLYN AVE, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0637710, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 19-36961

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0637710 in Prince George's County, sold by the Collector of Tayes for the Prince George's Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,900.0000 SQ.FT. & IMPS. DIS-TRICT HEIGHTS LOT 31 BLK M

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaness having a serior of the country of the co per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number 06-0637710 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 135760 (12-12,12-19,12-26)

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs.

WILLIAM E. LEE QUANDRA L. LEE 60 Joyceton Terrace Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27522

Notice is hereby given this 11th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 60 Joyceton Terrace, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2020.

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

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

136226

(12-19,12-26,1-2)

THORNTON MELLON LLC

Plaintiff,

DELIVERANCE TEM OF TR APSTL FTH INC DELIVERANCE TEM OF TR

APSCL FTH INC PRESTON P SUMMERS Penn-Dupont Office Park Condo Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND

(for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2000 SPAULDING AVE, CONDO UNIT: F. SUITLAND, MD 20746-0000, Parcel No. 06-0625996

ANY UNKNOWN OWNER OF THE PROPERTY 2000 SPAULDING AVE, CONDO UNIT: F, SUIT-LAND, MD 20746-0000 Parcel No. 06-0625996, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

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

Case No.: CAE 19-36959

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0625996 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,285.0000 SQ.FT. & IMPS. PENN-DUPONT OFFICE

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

It is thereupon this 2nd day of December 2019, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 4th day of February 2020, and redeem the property with Parcel Identification Number <u>06-0625996</u> and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

Mahasin Él Amin, Clerk (12-12,12-19,12-26)

LEGALS

NOTICE

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

Substitute Trustees / Plaintiffs,

PHILLIP STANLEY BULLOCK

7525 Greenleaf Road Hyattsville, MD 20785 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27460

Notice is hereby given this 11th day of December, 2019, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7525 Greenleaf Road, Hyattsville, MD 20785, 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 13th day of January, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2020.

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

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

(12-19,12-26,1-2)

LEGALS

AMENDED NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 30, 2009, a certain Deed of Trust was executed by Manuel L. Garner, a/k/a Emanuel Lee Garner, and Irish Williams Garner, Personal Representative for the Estate of Manuel L. Garner a/k/a Emanuel lee Garner as Grantor(s) in favor of Live Well Financial, Inc. as Beneficiary, and Title Works as Trustee(s), and was recorded on March 2, 2010, in Book 31460, Page 485 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 3, 2017, and recorded on April 25, 2017, in Book 39472, Page 492, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on January 2, 2019, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of November 19, 2019 is \$301,456.68; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on January 7, 2020 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as:

2423 Foster Place, Temple Hills, MD 20748 Tax ID: 06-0644690

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

The Secretary of Housing and Urban Development will bid \$301,456.68.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been

paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling

\$30,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$30,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a partified or explicitly delivered in the Secretary may be a second or secretary may be a provided by the sale of the same o must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance.

The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

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

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act.

Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

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

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

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

Date: November 25, 2019

Cohn, Goldberg & Deutsch, LLC

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

Foreclosure Commissioner

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

THE PRINCE GEORGE'S

POST Call 301-627-0900 Fax 301-627-6260 **SUBSCRIBE TODAY!**

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

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

7015 FLAGSTAFF STREET LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Barbara A. Miles, dated August 20, 1998 and recorded in Liber 12443, Folio 442 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$78,550.00, and an original interest rate of 7.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., 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 JANUARY 7, 2020 AT 11:30 AM.

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

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

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

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

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

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

135797 <u>(12-19,12-26,1-2)</u>

LEGALS

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

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

15605 DORSET ROAD LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Timya Callahan, dated June 28, 2013 and recorded in Liber 35912, Folio 623 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$121,100.00, 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 JANUARY 7, 2020 AT 11:30 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 \$11,000.00 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 actions of 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 Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

<u>135799</u>

(12-19,12-26,1-2)

LEGALS

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

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

1123 QUO AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Shelina I. Glenn, dated May 25, 2017 and recorded in Liber 39646, Folio 603, and re-recorded at Liber 42035, Folio 81 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,385.00, and an original interest rate of \$3.875%, default having occurred to the control of the Calculation curred 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 JANUARY 14,

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$29,000.00 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

136247 (12-26,1-2,1-9)

LEGALS

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

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

5707 SKYE DRIVE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Redoni Hill, dated January 7, 2016, and recorded in Liber 37831 at folio 397 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

JANUARY 14, 2020 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600811)

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

(12-26,1-2,1-9)

136249

LEGALS

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

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

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

4202 TAVERNGREEN LANE BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Rahma Kamara and Cassandra Palmer, dated December 8, 2005, and recorded in Liber 24469 at folio 386 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

JANUARY 14, 2020 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600937)

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

LEGALS

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

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

7611 SWAN TERRACE LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Javonna Andrews aka Jevonna Andrews, dated December 15, 2006, and recorded in Liber 26838 at folio 626 among the Land Records of PRÍNCE 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

JANUARY 14, 2020 AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602984)

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

136250 (12-26,1-2,1-9)136251 (12-26,1-2,1-9)

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