Plaintiff,

#### LEGALS

# ORDER OF PUBLICATION

THORNTON MELLON LLC

••
BAYMAR PARTNERSHIP
ENTERPRISE OFFICE
CONDO ASSOC.
Occupant
Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Marvland 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 to the plaintiff in this proceeding:

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

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

It is thereupon this 16th 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 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>20-2216653</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

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff, Plaintiff. CHUCK & MIN CHUN YUEN PARK 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 <u>20-2200269</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 Ami	n, Clerk
136270	(12-26,1-2,1-9)

NOTICE

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 succes-sive weeks before the 21st day of

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

MAHASIN EL AMIN

Clerk, Circuit Court for Prince George's County, MD

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

True Copy—Test: Mahasin El Amin, Clerk

January, 2020.

\$80,000.00.

<u>136292</u>

Substitute Trustees/

Plaintiffs,

Defendant(s).

6003 Executive Blvd., Suite 101

CARRIE M. WARD, et al.

Rockville, MD 20852

DORINDA MASON

3920 24th Avenue Temple Hills, MD 20748

vs.

#### LEGALS

v.

Occupant

MARYLAND

2084952

Plaintiff,

**ORDER OF PUBLICATION** 

THORNTON MELLON LLC

PRINCE GEORGE'S COUNTY,

836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent

(for Marvland Annotated Code 14-

1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 608

62ND PL, CAPITOL HEIGHTS, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 608 62ND PL,

CAPITOL HEIGHTS, MD 20743-

0000 Parcel No. 18-2095396, 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 19-37008

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

Defendants.

20743-0000, Parcel No. 18-2095396

WILDA C M GAFNEY

Unknown Owners

LARGO, MD 20774

Occupant

MARYLAND

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

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,

PETER ODAGBODO

Unknown Owners

LARGO, MD 20774

Plaintiff,

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

AARALEX ENTERPRISES SERVICES LLC AARALEX ENTERPRISES SERVCS LLC Park Place Professional Center Condo Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Marvland 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 prop-erty 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 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 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>06-0446633</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

# LEGALS

**ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff,

KAIGUI & II W REN Occupant Unknown Owners

PRINCE GEORGE'S COUNTY. MARYLAND (for Marvland 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 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 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)

True Copy—Test: Mahasin El Amin, Clerk 136273 (12-26,1-2,1-9)

CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2084952, 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 19-37009

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 to the plaintiff in this proceeding:

# LOTS 21.22 4,000.0000 SQ.FT. &

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

It is thereupon this 16th 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 18th day of February 2020, and redeem the property with Parcel Identification Number <u>18-2084952</u> and answer the complaint or thereafter a final judgment will be en-

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

IMPS. GR CAPITOL HEIGHTS BLK

for redemption have not been paid.

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.

redemption in the following prop-erty 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 plaintiff in this proceeding:

and interest

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 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 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

#### NOTICE

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

> Substitute Trustees/ Plaintiffs,

vs.

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 The property included in these proceedings and described as 4405 Yucca Street, Beltsville, MD 20705, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of 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

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

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

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

Substitute Trustees/ Plaintiffs,	
VS.	vs.
BARBARA J. HARPER 6011 Emerson Street Unit 613 Bladensburg, MD 20710 Defendant(s).	JOY AN 104 Boy

#### 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 the safe of the prop-erty 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 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 \$42,500.00.

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) NOTICE

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

Rockville, MD 20852 Substitute Trustees/ Plaintiffs, OY HARMON ANTHONY HARMON 0401 Fairlakes Terrace owie, 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

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

vs.

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 prop-erty at 3404 Dunwood Crossing Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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) 136222

NOTICE

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

vs.

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 Cir-cuit 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 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)

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

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

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

# 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 20, 2000 and recorded in Liber 2/16/, 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 are Main St.) are 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

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

<u>136268</u>

<u>136168</u> (12-26.1-2.1-9)

#### 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 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senament agreement, rejustated or paid of the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole relifiedy, in law of equily, stall be the refutition the deposit without the terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub Trustees will conver ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339482-1)

# 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

> (12-19,12-26,1-2) <u>136169</u>

#### LEGALS

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

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

# 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 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 af-fecting 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 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 developer and subject to an annual need of assessment and to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation are payable by purany governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senart account of the status of the loan with the loan servicer into any senart account of the status of the loan with the loan servicer to the including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improveceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 182269-3)

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

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

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

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

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

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

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

(301) 961-6555

# 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 111733-1)

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

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

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

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

# 3900 LOTTSFORD VISTA RD. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated Septemof the far bower of sale contained in a certain Deed of fust dated septem-ber 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 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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and orch owner of this promety, 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 to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment argument argument and the status of the loan with the loan with the loan servicer in the status of the status of the loan with the loan servicer in the status of the loan with the loan with the loan servicer in the status of the loan with the status of the st into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340368-1)

#### 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

(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 af-fecting the same, if any, and with no warranty of any kind.

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

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

(12-26,1-2,1-9) 136255

136182 (12-26.1-2.1-9)

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

136254

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

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

#### 7705 MICHELE DRIVE HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Or-landa Redman, dated January 4, 2008 and recorded in Liber 29430, Folio 645 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$205,600.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substi-tute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, 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 21, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

#### LEGALS

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

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

#### **10009 MARLBORO PIKE** UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Linda Under a power of sale contained in a certain Deed of Trust from Linda A. Pirrone and Patrick Pirrone, dated December 11, 2015 and recorded in Liber 37770, Folio 582 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,679.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to in-clement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 21, 2020 AT 11:30 AM AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$33,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

#### LEGALS

VS.

PRINCE GEORGE'S COUNTY GOVERNMENT

#### **BOARD OF LICENSE** COMMISSIONERS

#### NOTICE OF **PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on February 27, 2020 and will be heard on April 28, 2020. Those licenses are

Class B, Beer, Wine and Liquor – 17 BL 79, 17 BL 80, 17 BL 81

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

A Public Hearing is scheduled for January 15, 2020 at 7:00 p.m. and February 12, 2020 at 7:00 p.m. at the 9200 Basil Court, Room 410, Largo, Maryland, 20774. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

(1-2, 1-9)

Attest: Terence Sheppard Director December 26, 2019

136335

Call 301-627-0900 for a quote.

#### PRINCE GEORGE'S COUNTY GOVERNMENT

#### **Board of License** Commissioners

(Liquor Control Board) **REGULAR SESSION** 

#### **JANUARY 28, 2020**

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

#### TRANSFER

Ernie R. Banks, Vice President, Heydi V. Calderon, President, for a Class B, Beer and Wine for the use of HEEJ, LLC, t/a Charlie's Pizzeria, 12760 Old Fort Road, Fort Washington, 20744, transfer from CVA, Inc., t/a Charlie's Pizzeria, Sakellarios President

#### NOTICE

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

> Substitute Trustees/ Plaintiffs,

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 Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these he proceedings and described as 7728 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

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

#### NOTICE

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

vs.

Substitute Trustees/ Plaintiffs,

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

#### 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 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 \$181,000.00.

(1-2, 1-9, 1-16)

# Alevrofas, Secretary/Treasurer.

TRANSFER OF LOCATION Randy Richardson, Member, for a Class B. Beer, Wine and Liquor for the use of Pro Street Shop LLC, t/a Paradigm Restaurant, 3701 Branch Avenue, Temple Hills, 20748, transfer from Pro Street Shop LLC, t/a Paradigm Restaurant, 5010 Brown Station Road, Unit 145 & 150, Upper Marlboro, 20772, Randy Richardson, Member. Continued from October 22, 2019.

Ajay Sharma, Member-Manager, Amit Bharat, Member, for a Class B+, Beer, Wine and Liquor for the use of Liquor Hut, LLC, t/a Liquor Hut, 5350 Queens Chapel Road, Hyattsville, 20782, transfer from Lee's Liquors and Restaurant, LLC, t/a Lee's Restaurant, 2903 Hamilton Street, Hyattsville, 20782, Ajay Sharma, Member.

Siddhartha Maharjan, Member/Manager, Prabjot Batra, Member, for a Class B+, Beer, Wine and Liquor for the use of RMBP Enterprises, LLC, t/a Gee's Liquors, 1820 University Blvd E, Adelphi, 20783, transfer from RMBP Enterprises, LLC, t/a Gee's, 3415 52nd Avenue, Cheverly, 20781, Sid-dhartha Maharjan, Member/Manager, Prabjot Batra, Member.

# NEW – CLASS B, BEER AND WINE

Shawndell Pullam, Member, for a Class B, Beer and Wine for the use of Burn Box, LLC, t/a Burn Box, 36 Watkins Park Drive, Upper Marlboro, 20774.

James B. Kuehnhold, Authorized Person, for a Class B (BLX), Beer, Wine and Liquor for the use of Miller's Ale House of Maryland, LLC, t/a Miller's Ale House, 3480 East West Highway, Hyattsville, 20782.

LaVonne Snowden, Assistant Sec-retary, M. Christopher Evans, Secre-tary, Dean J. Manternach, President, for a Class B (BH), Beer, Wine and Liquor for the use of SBS of Largo, ., t/a Staybridge Suites Largo, MD/Washington, DC, 9401 Lottsford Drive, Largo, 20774.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, January 28, 2020. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director December 26, 2019

136336

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

Edmund Bonah

#### IN THE CIRCUIT COURT FOR 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 prop-erty 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

IN THE MATTER OF: **Baby Girl Ford** 

FOR THE CHANGE OF NAME TO: **Dionne Renee Ford** 

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

Case No. CAE 19-38292

A petition has been filed to change the name of Baby Girl Ford to Dionne Renee Ford.

The latest day by which an objection to the petition may be filed is January 17, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland (1-2,1-9) 136328 (1-2)

# The Prince

# George's Post

# Your Newspaper of Legal Record

# Call (301) 627-0900

# Fax (301) 627-6260

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

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

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

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

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

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

LEGALS

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

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

#### 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. 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 sustary sole 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 s

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

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

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

<u>136171</u> (12-19.12-26.1-2) (12-19,12-26,1-2) 136256

#### 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.), on

#### 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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered

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

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

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

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

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

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

(301) 961-6555

136170

#### 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 de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-tioned by the purchaser (a default and murchaser shall be the post further sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 318086-2)

#### 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

136173

#### 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 /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pair chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 340092-1)

#### 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 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

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

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

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

#### 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 con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342979-1)

Plaintiff,

#### ORDER OF PUBLICATION THORNTON MELLON LLC

v.

ADRIAN C & HELEN L PRITCHETT Villages of Marlborough Comm. 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 4909 COLONEL BEALL PL, UPPER MARLBORO, MD 20772-0000, Parcel No. 03-0220145

ANY UNKNOWN OWNER OF THE PROPERTY 4909 COLONEL BEALL PL, UPPER 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 and interest

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 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>03-0220145</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:

v.

Identification Number <u>12-1271824</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 <u>136187 (12-19,12-26,1-2)</u>

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v. 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:

#### 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, 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>17-1962232</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. ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff,

**LEGALS** 

CYNTHIA STRAWBRIDGE & 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 <u>14-1576354</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 136189 (12-19,12-26,1-2)

ORDER OF PUBLICATION

#### THORNTON MELLON LLC

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

V.

v. 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 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>03-0242305</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

<u>136188</u>

True Copy—Test: Mahasin El Amin, Clerk

#### LEGALS

V.

#### 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

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 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, and personal representatives and their or any of their heirs, devisees, 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 <u>10-1112929</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 136277 (12-26.1-2.1-9) ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff,

HATTIE M SAUNDERS Midland Mortgage Co. Midland Mortgage Co. PNC Bank, NA PNC Bank, NA John Driscoll Et. Al. John Driscoll Et. Al. Frenchmans Creek Condo Assoc. ESTATE OF HATTIE MAE SAUNDERS 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 5530 KAREN ELAINE DR CONDO UNIT: 1707, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2267128

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 personal representatives and their or any of their heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

#### 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 to the plaintiff in this proceeding:

UNIT 1707 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C

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>20-2267128</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 136186 (12-19,12-26,1-2)

#### ORDER OF PUBLICATION

Plaintiff,

#### THORNTON MELLON LLC

MID WEST WATKINS LLC MID WEST WATKINS LLC Huntley Square 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 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 MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk <u>136276 (12-26,1-2,1-9)</u>

#### 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 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 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 P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115266 136233 (12-19,12-26,1-2) 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. 06-0529586

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

#### 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 December 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 June, 2020.

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

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

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

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

FRED DIPIETRO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115625 136234 (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 Personal 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 representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

#### 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

136238

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

#### LEGALS

#### NOTICE

IN THE MATTER OF: Claire Elizabeth Thompson

FOR THE CHANGE OF NAME TO: Camden Elias Thompson

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

Case No. CAE 19-39612

A petition has been filed to change the name of Claire Elizabeth Thompson to Camden Elias Thompson.

The latest day by which an objection to the petition may be filed is January 17, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136333 (1-2)

#### NOTICE

IN THE MATTER OF: Wilbert Billy Jeffcoat

FOR THE CHANGE OF NAME TO: Wilbert Billy Harris

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

Case No. CAE 19-39664

A petition has been filed to change the name of Wilbert Billy Jeffcoat to Wilbert Billy Harris.

The latest day by which an objection to the petition may be filed is January 17, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136334 (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

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

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

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

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any expansion to are payable to the property from the date of the loan with the loan servicer into any expansion to are payable to the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan with the loan servicer including between the property from the date of the loan with the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall 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 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

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

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

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

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

<u>136176</u>

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

(301) 961-6555

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

# 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

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

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

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

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

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

# 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

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

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

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

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

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

# 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 314486-1)

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

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

136179

v.

#### 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 actioned and protocol and that some the court total court of the substitute of the substitut scheduled, on next day that court sits], on JANUARY 14, 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 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 cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105

#### **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 prop-erty 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 PARK

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

It is thereupon this 16th 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 newspa-per 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>17-1947241</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

**ORDER OF PUBLICATION** THORNTON MELLON LLC Plaintiff,

JOSE N & RUTH L SAGASTIZADO

Presidential Park II Condominium

Presidential Park II Condominium

Occupant

LARGO, MD 20774

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff,

TUWANA D & LEONARD BROWN TUWANA D & LEONARD BROWN IR

Iverson Square Condominium ESTATE OF LEONARD BROWN JR 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 2774 IVERSON ST, CONDO UNIT: 82, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0509117

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 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 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>06-0509117</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 **ORDER OF PUBLICATION** 

THORNTON MELLON LLC

Plaintiff,

KENIA D N DE FUENTES JOSE A FUENTES CANALES SunTrust Bank SunTrust Bank Pamela B Tatum & Marylin L Long Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Marvland 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 5711 JUNIPERTREE LN, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2047603

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 and interest

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 Dicitifi this georgeding 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 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 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

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 PARK

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

It is thereupon this 16th 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 newspa-per having a georgel 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>17-1946573</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

Unknown Owners PRINCE GEORGE'S COUNTY, Occupant 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 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 per-

sonal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Towson, MD 21204

136248

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

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

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

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

(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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-surved hor other by the purchaser. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-607549)

#### 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)

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 ad-dress 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 Irust. The property is improved by a dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-39411</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 George's

136282

The

Prince

# Post

# Newspaper

# Call 301-627-0900

0 ľ

Fax 301-627-6260

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

Plaintiff,

ORDER OF PUBLICATION THORNTON MELLON LLC

v.

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 property 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 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 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 encumbrances.

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) 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 136204 (12-19,12-26,1-2)

#### LEGALS

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

CARLTON P & ELIZABETH J WILLIS OXFORD RUN HOMEOWNERS ASSOC, INC. 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 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

#### **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

#### 7107 CIPRIANO SPRINGS DR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated January 8, 2007 and recorded in Liber 27105, Folio 704 among the Land Records of Prince George's County, MD, with an original principal balance of \$216,000.00, 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 22, 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 described as Unit Numbered 7107 in Building Numbered 4, Phase III, "Cipriano Springs Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered 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 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

136320

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

#### 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

#### 143 JOYCETON TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated January 12, 2007 and recorded in Liber 28183, Folio 196 among the Land Records of Prince George's County, MD, with an original principal balance of \$280,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 22, 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 \$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 on assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to be lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for taxing the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale in

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

136323

(1-2,1-9,1-16)

(1-2,1-9,1-16)

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

#### **ORDER OF PUBLICATION**

Plaintiff,

THORNTON MELLON LLC

#### v.

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. 12-1249929

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 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>12-1249929</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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>12-1248848</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 <u>136205 (12-19,12-26,1-2)</u>

NOTICE TO CREDITORS OF APPOINTMENT 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 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 foreign personal representative mails or 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 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

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

UPPER MARLBORO, MD 20773 Estate No. 115374

136239 (12-19,12-26,1-2) 136324

#### (301) 961-6555

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

#### 15800 PALAI TURN BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated September 29, 2016 and recorded in Liber 38729, Folio 104 among the Land Records of Prince George's County, MD, with an original principal balance of \$312,240.00, 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 22, 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 \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 334173-3)

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

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

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

(1-2,1-9,1-16) 136325

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

#### 12300 WOODWALK TERR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated February 13, 2008 and recorded in Liber 29548, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, 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 22, 2020 AT 11:21 AM

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 338903-1)

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

(1-2,1-9,1-16)

**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

# 12114 SAND WEDGE LA. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 27, 2018 and recorded in Liber 40848, Folio 20 among the Land Records of Prince George's County, MD, with an original principal balance of \$399,628.00, 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 on

#### JANUARY 22, 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 af-fecting 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. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's color groups of the date of the sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit for any reason the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339155-1)

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

(1-2,1-9,1-16)

<u>136309</u>

## LEGALS

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

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

#### 13607 WOOD EMBER DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 8, 2009 and recorded in Liber 30723, Folio 123 among the Land Records of Prince George's County, MD, with an original principal balance of \$424,297.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 22, 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus 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 Durchaser's cale remedy at law or exprise Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332038-1)

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

> (1-2,1-9,1-16) <u>136310</u>

#### LEGALS

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

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

# 3519 BRIGHTSEAT RD. LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated June 23, 2006 and recorded in Liber 26115, Folio 576 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

#### JANUARY 22, 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 af-fecting 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. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interact. (Matter No. 21206 1) interest. (Matter No. 314606-1)

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

(1-2,1-9,1-16)

<u>136308</u>

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4409 72ND AVE. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated August 26, 1998 and recorded in Liber 12427, Folio 488 among the Land Records of Prince George's County, MD, with an original principal balance of \$114,379.00, 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

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

# 88 DAIMLER DR., UNIT #27 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated September 19, 2008 and recorded in Liber 30129, Folio 224 among the Land Records of Prince George's County, MD, with an original principal balance of \$226,345.00, 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 22, 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 described as Unit 27 in the "Central Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by FOR THE PURCHASER. Adjustment of current year's real property taxes to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposite the purchaser is a state of the purchaser shall not be entitled to any surplus proceeds are subject to any surplus proceeds are provided to any surplus proceeds are provided to a subject to any surplus proceeds are provided to any surplus provided to any surplus provided to any surplus proceeds are provided to any surplus provided to any 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. 180967-3)

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

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

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

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

# 6708 KEYSTONE MANOR DR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated December 13, 2017 and recorded in Liber 40496, Folio 441 among the Land Records of Prince George's County, MD, with an original principal balance of \$191,468.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

#### JANUARY 22, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 333748-1)

#### 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 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.

JANUARY 22, 2020 AT 11:10 AM

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 Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any defreed water and cover charges that purpose to the cover charges that purpose to the sale to be paid by the purchaser. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 160405-1)

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

(1-2,1-9,1-16) 136312 (1-2.1-9.1-16)136313 (1-2,1-9,1-16)

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

# 16411 ELYSIAN LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated March 24, 2006 and recorded in Liber 26005, Folio 705 among the Land Records of Prince George's County, MD, with an original principal balance of \$305,000.00, 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 22, 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 316902-1)

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

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

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

<u>13</u>6314

(1-2, 1-9, 1-16)

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

#### LEGALS

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

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

# 7409 KIPLING PKWY. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated September 16, 2015 and recorded in Liber 37533, Folio 368 among the Land Records of Prince George's County, MD, with an original principal balance of \$231,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

#### JANUARY 22, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from coid recels over it such surplus recults from improveceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 337946-1)

#### 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

136315

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

#### LEGALS

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

# 11434 RUNNING BEAR CT. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated May 23, 2007 and recorded in Liber 28241, Folio 34 among the Land Records of Prince George's County, MD, with an original principal balance of \$271,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on on

#### JANUARY 22, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-good resolution for the surplus provide surplus results for minimum. ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342992-1)

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

(1-2,1-9,1-16) <u>136316</u>

(1-2,1-9,1-16)

**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

# 7929 MANDAN RD., UNIT #643 A/R/T/A UNIT #303 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated September 24, 2004 and recorded in Liber 20593, Folio 515 among the Land Records of Prince George's County, MD, with an original principal balance of \$124,000.00, 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 22, 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 de-scribed as Unit numbered 643 in a Horizontal Property Regime known as Greenbriar Condominium - Phase III 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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by FOR THE PURCHASER. Adjustment of current year's real property taxes to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposition of the defaulted purchaser shall not be entitled to any surplus proceeds are subject to any surplus proceeds are subject. 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. 339754-1)

#### 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

(301) 961-6555

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

# 14012 RAILROAD AVE. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated February 7, 2007 and recorded in Liber 27274, Folio 5 among the Land Records of Prince George's County, MD, with an original principal balance of \$404,000.00, 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 22, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 135012-2)

#### 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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> (1-2,1-9,1-16) 136319

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

# 12608 MACDUFF DR FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 16, 2006 and recorded in Liber 27151, Folio 527 among the Land Records of Prince George's County, MD, with an original principal balance of \$250,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 22, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or sessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 328641-1)

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

(1-2,1-9,1-16)

(1-2,1-9,1-16) 136318

**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 or Main St.) or 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole relatedy, in law of equily, shall be the return of the deposit without he terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property buyers and defaulted purchaser. ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331808-1)

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

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

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

LEGALS

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

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 af-fecting 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 328344-2)

#### 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)

136264

**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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or 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 sarees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331637-1)

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

(12-26.1-2,1-9)

<u>13626</u>3 (12-26,1-2,1-9)

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

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

136262

## COUNTY COUNCIL HEARINGS

**LEGALS** 

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

#### TUESDAY, JANUARY 14, 2020 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, January 14, 2020, the County Council of Prince George's County, Maryland, will hold the following public hearings

#### 2:00 P.M.

Appointment of the following individuals as the District 4 Representative on the Board of Education for Prince George's County:

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, County Administration Building, Upper Marl-boro, Maryland, 301-952-3600. Free parking and shuttle bus service is avail-able at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

Attest: Donna J. Brown Clerk of the Council

136322

# Mr. Bryan M. Swann

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

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# 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 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purany governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 improvececus 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. 157767-4)

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) 136267

# 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 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 EDESENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-FOR THE PURCHASER. Adjustment of current year's real property taxes any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment accompant resistance of the loan of the loan prior to the including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 98512-1)

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

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

136266

(1-2)

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 Sher-rell 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 oc-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 incloment weather or other amergent cale shall occur at time 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of titled 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-these restrictions the prior to be the prior to the prior to the subscent the prior to be paid formation. chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

#### 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 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 dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

#### LEGALS

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

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

#### 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, modi-fied by Loan Modification Agreement recorded on April 3, 2017 in the hed by Loan Modification Agreement recorded on April 3, 2017 in the Land Records of Prince George's County at Liber No. 39354, Folio 110, with an original principal balance of \$238,598.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Sub-stitute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

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

Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

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

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135796

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

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

135794

#### 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 dwelling

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

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

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

**LEGALS** 

#### 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 un-dersigned 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 Irust. The property is improved by a dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer takes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. 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>16-604417</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

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

LEGALS

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

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 ad-dress 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 Irust. The property is improved by a dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer 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 # <u>19-602260</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

136165

136166

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

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

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

#### 13315 FORT WASHINGTON ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Reginald B. Payton, Sr. and Lajuan F. Payton, dated October 22, 1991 and recorded in Liber 8099, Folio 406 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,000.00, and an original interest rate of 9.500%, default having oc-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 21, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail 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 Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105

#### LEGALS

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

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

#### 2212 PECAN LANE **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Jerry N. Howard and Tanya L. Rainey-Howard, dated April 25, 2007 and recorded in Liber 27783, Folio 502 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$382,000.00, and an original interest rate of 2.880%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 21, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$34,000.00 by cer tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

#### LEGALS

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

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

#### 3905 CLAIRTON DRIVE **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Ger-ardo Mora, dated May 6, 2016 and recorded in Liber 38227, Folio 431 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$463,980.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emer-gency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 21, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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(1-2,1-9,1-16)

<u>(1-2,1-9,1-16)</u>

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<u>136305</u>

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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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any defred water and sewer charges that purports to cover or dechaser. Any deferred water and sewer charges that purports to cover of de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the developer and subholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural of other taxes of charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey 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. 338743-1)

# 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

136259

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 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" confition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

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

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

136183

#### 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 and the last the trust days of the Ceb \$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 af-fecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

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

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

BWW LAW GROUP, LLC Rockville, MD 20852 (301) 961-6555

6003 Executive Boulevard, Suite 101

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

**BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101

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

(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 located on Main St.), on

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings

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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and orch owner of this property, and is not a fee or to be paid by the purchaser to the hernolder and are a contractual congation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-becore whather or not purchaser is a Maryland First Time Home Buyer Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment arreament reinstated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 312440-2)

#### 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

# JANUARY 14, 2020 AT 11:11 AM

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.

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

<u>136185</u>

# 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 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 de-scribed 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 af-fecting 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332613-1)

#### 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

136184

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 af-fecting 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 de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's call a remodu, at huy are again in return of the denset without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340805-1)

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

136260

(12-26.1-2.1-9)136261 (12-26.1-2.1-9)

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

vs.

#### LEGALS

#### NOTICE

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

Substitute Trustees/ Plaintiffs. vs. 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 succes-sive weeks before the 13th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$127,000.00.

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) 136227

#### NOTICE

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

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 January, 2020.

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 3rd Place.

#### NOTICE

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

Substitute Trustees/ Plaintiffs, vs. 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 \$191,000.00.

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)

#### NOTICE

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

> Substitute Trustees/ Plaintiffs,

MICHAEL D. HENRETTY (DECEASED) 4504 Colonel Gardiner Court Upper Marlboro, MD 20772

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 4504 Colonel Gardiner Court, Upper Marlboro, MD 20772, made and rewill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st 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 21st day of January, 2020.

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

#### **ORDER OF PUBLICATION**

LEGALS

THORNTON MELLON LLC

Plaintiff. v. 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

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 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 prop-erty 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-

It is thereupon this 9th 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 11th day of February 2020, and redeem the property with Parcel Identification Number <u>05-0394056</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.

# **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 Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Marvland 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

12,948.0000 SQ.FT. & IMPS. HUNTERS MILL WOODS LOT 15 BLK A

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

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff, v. CHIKA BYRD CHIKA BYRD

OPTEUM FINANCIAL SERVICES LLC 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

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

Defendants.

Case No.: CAE 19-36986

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 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 11th day of February 2020, and redeem the property with Parcel Identification Number <u>06-0525790</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.

#### NOTICE

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

> Substitute Trustees/ Plaintiffs,

LONNIE L. NEWMAN 6303 Hil Mar Drive Unit 4

District Heights, MD 20747 Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21092

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 re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 21st day of January, 2020, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 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 (12-26,1-2,1-9)

#### NOTICE

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

vs.

Substitute Trustees/ Plaintiffs.

BEVERLY J. ARRINGTON JUNIUS ARRINGTON 15734 Erwin Court Bowie, MD 20716

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 the sale of the property mentioned in these proceedings and described as 15734 Erwin Court, Bowie, MD 20716, 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 21st 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 21st day of January. 2020.

The report states the purchase price at the Foreclosure sale to be \$236,000.00.

AWAY

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

vs.

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-30216

Defendant(s).

Temple Hills, MD 20748.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>135791</u> (12-19,12-26,1-2) \$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)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

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)

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

True Copy—Test: Mahasin El Amin, Clerk <u>136201</u> (12-19,12-26,1-2)

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

True Copy—Test: Mahasin El Amin, Clerk <u>136191</u> (12-19,12-26,1-2)

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>1362</u>89 (12-26, 1-2, 1-9)

#### LEGALS

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA HAWKINS

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 a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

#### LAKISHA HAWKINS Personal Representative

CERETA A. LEE REGIS Pring P.O. Uppe

13623

#### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA J TATE

Notice is given that William M Bundy, whose address is 6101 Bel-wood Street, Forestville, MD 20747, was on December 10, 2019 appointed Personal Representative of the estate of Barbara J Tate, who died on October 8, 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 une, 2020.

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

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

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

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

#### WILLIAM M BUNDY Personal Representative CERETA A LEE

ISTER OF WILLS FOR		REGISTER OF WILLS FOR		REGISTER OF W
ice George's County		PRINCE GEORGE'S COUNTY		PRINCE GEORG
Box 1729		P.O. Box 1729		P.O. Box 1729
er Marlbo	oro, MD 20773-1729	UPPER MARLBO	oro, MD 20773-1729	UPPER MARLBO
	Estate No. 115188		Estate No. 115618	
	(10, 10, 10, 0(, 1, 0)	10(00)	(10, 10, 10, 00, 1, 0)	10(007
235	(12-19,12-26,1-2)	136236	(12-19,12-26,1-2)	136237

#### 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 Rep-resentative 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 pro-bate 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this delivers to the relation 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 other delivery of the notice.

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

PATRICIA HOLDEN Personal Representative

CERETA A. LEE		
REGISTER OF WILLS FOR		
PRINCE GEORGE'S COUNTY		
P.O. Box 1729		
Upper Marlboro, MD 20773-1729		
	Estate No. 115302	
136237	(12-19,12-26,1-2)	

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

# TO ALL PERSONS INTERESTED

Notice is given that Patricia Holden, whose address is 1408 Beaver Heights Lane, Capitol Heights, MD 20743, was on Novem-ber 7, 2019 appointed Personal Representative of the estate of Nathaniel Moses, who died on September 28, 2019 without a will.

Further information can be ob-

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of May, 2020.

of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

136337

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estato No. 11505

Estate No. 115058 (1-2,1-9,1-16)

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

LEGALS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF HARRIS CHAVIS

Notice is given that Frances E Hymes, whose address is 12011 Long Ridge Lane, Bowie, MD 2020715, was on December 17, 2019 ap-pointed Personal Representative of the estate of Harris Chavis, who died on November 12, 2019 without a will.

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

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

#### FRANCES E HYMES Personal Representative

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

136338

#### Estate No. 115669

(1-2,1-9,1-16)

Michael H. Joseck, Esq. 500 York Road Towson, MD 21204 410-828-7775

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF SHENG-LUN CHUANG

Notice is given that Vem Lun Chuang, whose address is 1309 Hopkins Street, Berkeley, CA 94702, was on December 18, 2019 appointed Per-sonal Representative of the estate of Sheng-Lun Chuang who died on November 26, 2018 with a will.

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

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

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

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

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

VEM LUN CHUANG Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 113330 136340

(1-2, 1-9, 1-16)

LEGALS

IN THE ESTATE OF NATHANIEL MOSES

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

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

(1) Six 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.

<u>136193</u>

v.

#### **LEGALS**

Plaintiff,

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

v.

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) 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

**ORDER OF PUBLICATION** 

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

Plaintiff,

THORNTON MELLON LLC

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 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 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.

LEGALS

tice be given by the insertion of a

copy of this order in some newspa-

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

**ORDER OF PUBLICATION** 

HOPE TEMPLE OF PRAISE INC

PRINCE GEORGE'S COUNTY,

(for Marvland 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

7379 OLD ALEXANDRIA FERRY

RD, CONDO UNIT: 11-B, CLIN-

TON, MD 20735-0000, Parcel No.

THORNTON MELLON LLC

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

Plaintiff.

True Copy—Test: Mahasin El Amin, Clerk

136195

PARK COND

MARYLAND

09-0945485

Unknown Owners

LARGO, MD 20774

Occupant

#### ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

Occupant

PRINCE GEORGE'S COUNTY, MARYLAND

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

trators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for

#### Case No.: CAE 19-37002

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 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 06-3287232 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk

136198

# LEGALS

Plaintiff,

#### ORDER OF PUBLICATION THORNTON MELLON LLC

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 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 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) 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

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 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 secure the foreclosure of all rights of redemption in the following prop-erty 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 this georgeding 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 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 11th day of February 2020, and redeem the property with Parcel Identification Number <u>05-0385393</u> and answer the complaint or thereafter a final judgment will be enall tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

#### 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. & IMPS ALEXANDRIA FERRY B

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

#### 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 DEIRDRE TAYLOR & AUNDRE property with Parcel Identification JONES Number 07-0742254 and answer the Kings Crossing Condominium complaint or thereafter a final judg Assoc ment will be entered foreclosing all

# 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

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, adminis-

Defendants.

Prince George's County Civil Division

# HOPE TEMPLE OF PRAISE INC ALEXANDRIA FERRY BUSINESS

#### **ORDER OF PUBLICATION**

Plaintiff,

#### THORNTON MELLON LLC

V.		
IVERSON	SQUARE	CONDO
MINIUM		
IVERSON	SQUARE	CONDO
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 prop-erty 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 MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk 136194 (12-19,12-26,1-2)

#### ORDER OF PUBLICATION

Plaintiff,

THORNTON MELLON LLC

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 Defendants.

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

#### Case No.: CAE 19-36973

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 07-0742254 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 2 39,843.0000 SQ.FT. & IMPS. TALL OAK ESTATES LOT 2 BLK E

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-

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>09-0945485</u> 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 136196 (12-19,12-26,1-2)

#### NOTICE

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

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

#### LEGALS

## THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND 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 represen-tative. 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 pe-tition 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 **Jan**uary 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.

EMILIO HERBAS 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 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 prop-erty 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 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 05-0353375 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of

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) 136203

#### LEGALS

#### NOTICE

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

VS.

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)



Plaintiff.

**LEGALS** 

V.

#### **LEGALS**

Plaintiff,

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

v.

JANE F POWERS TRUST JANE F POWERS TRUST SunTrust Bank SunTrust Bank Bierman, Geesing & Ward, Trustees 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 2804 SPINDLE LN, BOWIE, MD 20715-0000, Parcel No. 07-0705129

ANY UNKNOWN OWNER OF THE PROPERTY 2804 SPINDLE LN, BOWIE, MD 20715-0000 Parcel No. 07-0705129, 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 19-37003

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 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:

#### 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 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 11th day of February 2020, and redeem the property with Parcel Identification Number 07-0705129 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Mahasin El Amin, Clerk

<u>136197</u>

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff
V.
MICHELLE WILKINS Highland Gate Condominium Occupant Unknown Owners
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

IAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14214 BARENTON DR, CONDO UNIT: 81, UPPER MARLBORO, MD 20772-0000, Parcel No. 03-3307378

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 prop-erty 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 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 18th day of February 2020, and redeem the property with Parcel Identification Number <u>03-3307378</u> 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 Él Amin, Clerk

## **LEGALS**

v.

And

20744

and

and

Plaintiff,

ORDER OF PUBLICATION

TERRACES OF ADELPHI HOA

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

8201 GREENSPIRE TER, HY-

ATTSVILLE, MD 20783-0000, Parcel

ANY UNKNOWN OWNER OF

THE PROPERTY 8201 GREEN-

SPIRE TER, HYATTSVILLE, MD

20783-0000 Parcel No. 17-1963511,

the unknown owner's heirs, de-

visees, and personal representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns, or successors in

County, sold by the Collector of

Taxes for the Prince George's County and the State of Maryland

1,944.0000 SQ.FT. & IMPS. TER-

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 16th 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 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 <u>17-1963511</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

to the plaintiff in this proceeding:

RACES OF ADELPH LOT 28

THORNTON MELLON LLC

BONNIE B ROBINSON

Unknown Owners

LARGO, MD 20774

No. 17-1963511

v.

INC

Occupant

MARYLAND

#### ORDER OF PUBLICATION THORNTON MELLON LLC

939 W. North Ave. Ste 830 Chicago, IL 60642

DOLORES G FLORES-RIVAS,

10904 INDIAN HEAD HWY, FORT

Occupant, 10904 INDIAN HEAD

HWY, FORT WASHINGTON, MD,

WASHINGTON, MD, 20744

#### 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-

**ORDER OF PUBLICATION** 

THORNTON MELLON LLC

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 13800 THE PROPERTY FARNSWORTH LN, CONDO 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 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 ... Prince George's County once a week for 3 successive weeks, warnr having a general circulation in 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>03-3168911</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.

#### 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 INC BANKERS HEALTHCARE GROUP INC ENTERPRISE OFFICE PARK CONDO ASSOC. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Marvland 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 Defendants.

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

#### Case No.: CAE 19-37004

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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-FICE

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

It is thereupon this 16th 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 18th day of February 2020, and redeem the property with Parcel Identification Number <u>20-2216901</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.

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 prop-erty Parcel Identification Number 17-1963511 in Prince George's

# In the Circuit Court for

Case No.: CAE 19-36996

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 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 newspa-per 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 en-

PRINCE GEORGE'S COUNTY, MARYLAND (for Marvland 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.

Prince George's County Civil Division

(12-19,12-26,1-2) 136287

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

(12-26.1-2.1-9)136285

True Copy—Test:

Mahasin Él 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 136283 (12-26, 1-2, 1-9)

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

True Copy—Test: Mahasin El Amin, Clerk

<u>136286</u>

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk (12-26,1-2,1-9)

136288 (12-26,1-2,1-9)

MAHASIN EL AMIN

Clerk of the Circuit Court for

### **LEGALS**

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

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

#### 6966 HANOVER PARKWAY, UNIT 300 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Aris S. Gbadamosi, dated November 30, 2007 and recorded in Liber 29161, Folio 76 among the Land Records of Prince George's County, Maryland, with an original interaction of \$112,250,00 and an original interaction. with an original principal balance of \$143,350.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Sub-stitute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse 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 21, 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 de-scribed in the aforesaid Deed of Trust. The property being sold is a con-dominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

#### LEGALS

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

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

#### **305 IRONSHIRE PLACE** FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Odalisa A. Oglesby and Douglas Oglesby, dated September 20, 2007 and recorded in Liber 28820, Folio 650 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,152.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 21, 2020 AT 11:20 AM 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$33,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

> > (1-2,1-9,1-16)

#### 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/aEmanuel 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 suffi-cient 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 connec-tion 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 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 remain-der of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Sec-retary is the high est hidden he need not need the bid demositien to be also retary 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 incre-ments 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 bid-der may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclo-sure completed pursuant to the Act.

Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

<u>136301</u>

(1-2,1-9,1-16) 136302

#### **LEGALS**

#### NOTICE

IN THE MATTER OF: Jose Ricardo Maldonado Lopez

FOR THE CHANGE OF NAME TO: Lea Meredith Maldonado Lopez

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

#### Case No. CAE 19-37551

A petition has been filed to change the name of Jose Ricardo Maldon-ado Lopez to Lea Meredith Maldonado Lopez.

The latest day by which an objection to the petition may be filed is January 17, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland (1-2)

#### 136326

#### NOTICE

IN THE MATTER OF: **Cheryl Andrews Walker** 

FOR THE CHANGE OF NAME TO: **Cherylynn Andrews** 

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

Case No. CAE 19-38536

A petition has been filed to change ne name of Cheryl Andrews Walker to Cherylynn Andrews. The latest day by which an objec-

tion to the petition may be filed is January 17, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136329 (1-2)

NOTICE IN THE MATTER OF:

Anika Tene Rich FOR THE CHANGE OF

NAME TO: Jaiyéolá Aishah-Nadirah Kasai

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-37862

A petition has been filed to change the name of Anika Tene Rich to Jaiyéolá Aishah-Nadirah Kasai.

The latest day by which an objection to the petition may be filed is January 17, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136327 (1-2)

#### NOTICE

IN THE MATTER OF: Unegbu Umeld Agugua

FOR THE CHANGE OF NAME TO: **Unegbu Umelo Agugua** 

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-38916

A petition has been filed to change the name of Unegbu Umeld Agugua to Unegbu Umelo Agugua. The latest day by which an objection to the petition may be filed is January 17, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136330 (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**

#### 9231 FOWLER LANE LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Lawrence S. Schaffer, dated October 11, 2008, and recorded in Liber 30549 at folio 232 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land 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 Courter Courts which have address 14725 Main Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### **JANUARY 21, 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the function 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 Subcititute Trustees if the property is purchased by an ontific 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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed here of the public of the same output of the rest of the same output of the same sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-40216)

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

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 Foreclosure Commissioner

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

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

136230

(1-2,1-9,1-16)

#### NOTICE

Marcia Ruth McIntyre

Mahasin El Amin	Mahasin El Amin
Clerk of the Circuit Court for	Clerk of the Circuit Court for
Prince George's County, Maryland	Prince George's County, Maryland
136331 (1-2)	136332 (1-2)

IN THE MATTER OF: Mariama Sesay

FOR THE CHANGE OF NAME TO: Mariama Jalloh

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

NOTICE

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

Case No. CAE 19-39365

A petition has been filed to change the name of Mariama Sesay to Mariama Jalloh.

The latest day by which an objection to the petition may be filed is January 17, 2020.

IN THE MATTER OF:

FOR THE CHANGE OF NAME TO: Asali Ruth-Mandla McIntyre

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 19-39254

A petition has been filed to change the name of Marcia Ruth McIntyre to Asali Ruth-Mandla McIntyre.

The latest day by which an objection to the petition may be filed is January 17, 2020.

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 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 \$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, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

#### LEGALS

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

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

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

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

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

#### 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 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 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of proceeding reaconable attempty's fore, and all other charges due and inciof resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

<u>135797</u>

(12-19,12-26,1-2) 135799

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

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 Kedoni 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or 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. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for othe paysession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>19-600811</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

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

136250

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 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 \$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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees.

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

#### (12-26,1-2,1-9) 136251

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 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 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 faxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for othe and/or homeowners are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be

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

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

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