# The Prince George's Post

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

12706 PROSPECT KNOLLS DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 28985, Folio 260 among the Land Records of Prince George's County, MD, with an original principal balance of \$405,500.00, 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 28, 2020 AT 11:05 AM

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

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

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

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

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(1-9,1-16,1-23)

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136371

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

6238 JOE KLUTSCH DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 29, 2004 and recorded in Liber 19822, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$184,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

# JANUARY 28, 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser. chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 182153-1)

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

11002 ATWELL AVE. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 19, 2007 and recorded in Liber 28985, Folio 714 among the Land Records of Prince George's County, MD, with an original principal balance of \$408,000.00, 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 28, 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 \$46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any sensumment agreement, rejustated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. The Trustees will environ. ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 325297-3)

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136377 (1-9,1-16,1-23)

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

9703 PRINCE WILLIAM DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated March 22, 2013 and recorded in Liber 34596, Folio 614 among the Land Records of Prince George's County, MD, with an original principal balance of \$182,033.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

# JANUARY 28, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341061-1)

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

4023 35TH ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated May 30, 2007 and recorded in Liber 27995, Folio 178 among the Land Records of Prince George's County, MD, with an original principal balance of \$220,850.00, 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

#### FEBRUARY 4, 2020 AT 11:05 AM

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

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

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

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136439 (1-16,1-23,1-30)

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

12300 STURDEE DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 9, 2007 and recorded in Liber 26951, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$270,400.00, 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

# FEBRUARY 4, 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 \$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 sessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale: In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 96032-1)

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136372 (1-9,1-16,1-23) 136379 (1-9,1-16,1-23) 136440 (1-16,1-23,1-30)

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

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

# 7302 RIGGS ROAD, UNIT 102 HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Lugenia G. Powell, dated March 4, 2008 and recorded in Liber 29552, Folio 349 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$88,900.00, and an original interest rate of 3.812%, 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 **FEBRUARY 4**, **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 \$7,000.00 by certified funds only (no cash will be accepted) is required at the time of of tinde turnes of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser more at the present the presen chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

136434 (1-16,1-23,1-30)

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

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

# 12006 AUTUMNWOOD LANE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Deborah L. Woolford, dated August 4, 2017 and recorded in Liber 39936, Folio 255 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$402,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 4, 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 \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser proposed the product of foreclosure auction to the chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

# **LEGALS**

equity, shall be the return of his deposit without interest.

136436

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

COHN, GOLDBERG & DEUTSCH, L.L.C.

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

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

# 521 BIRCHLEAF AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Anthony K. Wood, dated May 8, 2017 and recorded in Liber 39611, Folio 170 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$158,590.00, and an original interest rate of 2.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 11, 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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-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 (1-23,1-30,2-6) 136504

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

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

# 3314 HUNTLEY SQUARE DRIVE, UNIT T1 TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Estate Of Stanley H. Wallace, dated May 8, 2003, and recorded in Liber 20968 at folio 173 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 28, 2020 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 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 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600712)

#### 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

136341 (1-9,1-16,1-23)

#### **LEGALS**

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

Ioann B. Way Occupant Holly Hill Condominium Unknown Owners

LARGO, MD 20774

06-0526327

(1-16,1-23,1-30)

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 7310 DONNELL PL., CONDO UNIT 7310 C3, DISTRICT HEIGHTS, MD 20747, Parcel No.

ANY UNKNOWN OWNER OF THE PROPERTY 7310 DONNELL PL., CONDO UNIT 7310 C3, DIS-TRICT HEIGHTS, MD 20747 Parcel No. 06-0526327, 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 19-38000

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0526327 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:

7310 UNIT C-3

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 06-0526327 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 (1-23,1-30,2-6)136456

#### **ORDER OF PUBLICATION**

CHRISTOPHER BRUSNICKI

Plaintiff,

Doris C. Miller Occupant Estate of Doris Miller Colony Square HOA, Inc. Unknown Owners

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6013 North Hil Mar Cir., District Heights, MD 20747, Parcel No. 06-0431213

ANY UNKNOWN OWNER OF THE PROPERTY 6013 North Hil Mar Cir., District Heights, MD 20747 Parcel No. 06-0431213, 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 19-38010

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0431213 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 TWO

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number <u>06-0431213</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 136457 (1-23,1-30,2-6)

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# **LEGALS**

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

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

1300 CRISFIELD DRIVE OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Lisa M. Prue and Thomas A. Prue, Sr., dated July 15, 2005, and recorded in Liber 24127 at folio 297 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 28, 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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purpurchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41315)

#### 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

136342 (1-9,1-16,1-23)

Plaintiff,

# ORDER OF PUBLICATION

THORNTON MELLON LLC

JOHNATHAN A & EDWARD NESBITT US Bank, NA US Bank, NA

Mark & Gerard Wittstadt The Pines Community Assoc. Inc. Condominium No. Two of the Pines Estate of Edward Nesbitt 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 10251 PRINCE PL CONDO UNIT: 32-T5, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1402767

ANY UNKNOWN OWNER OF THE PROPERTY 10251 PRINCE PL CONDO UNIT: 32-T5, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1402767, 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 19-37072

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1402767 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 32-T-5 BL DG 32 2,427.0000 SQ.FT. & IMPS. PINES CONDOMINIUM

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Iden-tification Number 13-1402767 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 136458

(1-23,1-30,2-6)

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

PREXTY-LEVAN LLC PREXTY-LEVAN LLC PREXTY-LEVAN LLC AYODELE B HAMBOLU SPECIALTY LENDING GROUP

SPECIALTY LENDING GROUP CRAIG A PARKER & THOMAS J **KOKOLIS** 

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 5308 CUMBERLAND ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel

ANY UNKNOWN OWNER OF THE PROPERTY 5308 CUMBER-LAND ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1993849, 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 19-37067

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1993849 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LTS 50.51 4,000.0000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 18-1993849 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for

#### (1-23,1-30,2-6) 136462

# Prince George's County, Maryland

# True Copy—Test: Mahasin El Amin, Clerk

#### **LEGALS**

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

Plaintiff,

FRANCES J DOBSON The Oglethorpe 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 4410 OGLETHORPE ST, HY-ATTSVILLE, MD 20781-0000, Parcel No. 16-1813963

ANY UNKNOWN OWNER OF **PROPERTY** OGLETHORPE ST, HYATTSVILLE, MD 20781-0000 Parcel No. 16-1813963, 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 19-37071

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 16-1813963 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 503 1,073.0000 SQ.FT. & IMPS. THE OGLETHORPE A C

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 16-1813963 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin Él Amin, Clerk (1-23,1-30,2-6) 136459

# **ORDER OF PUBLICATION**

Plaintiff,

THORNTON MELLON LLC

GREGORY WOMACK TRUST ESTATE OF GREGORY WOMACK 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 1616 FENWOOD AVE, OXON HILL, MD 20745-0000, Parcel No.

ANY UNKNOWN OWNER OF THE PROPERTY 1616 FENWOOD AVE, OXON HILL, MD 20745-0000 Parcel No. 12-1307412, 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 19-37069

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1307412 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:

7,800.0000 SQ.FT. & IMPS BIRCHWOOD CITY LOT 25 BLK

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 12-1307412 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (1-23,1-30,2-6) 136460

NAME TO: Joyce Jeridean Jones

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

A petition has been filed to change the name of Idean Jones to Joyce Ieridean Iones.

The latest day by which an objection to the petition may be filed is February 10, 2020.

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

# ORDER OF PUBLICATION

**LEGALS** 

THORNTON MELLON LLC

Plaintiff,

GLORIA KEYES & JASON F MAY Chelsea Wood Condominium Chelsea Wood 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

8685 GREENBELT RD CONDO

UNIT: 8685 201, GREENBELT, MD

20770-0000, Parcel No. 21-2430254 ANY UNKNOWN OWNER OF THE PROPERTY 8685 GREENBELT RD CONDO UNIT: 8685 201, GREENBELT, MD 20770-0000 Parcel No. 21-2430254, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-

Defendants.

#### In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37048

signs, or successors in right, title

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2430254 in Prince George's County, sold by the Collector of Tayes for the Prince George's Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

COURTS CONDOMI NIUM BLDG 8685 UNI T 201 2,274.0000 SQ.FT. & IMPS. CHELSEA WOODS COUR

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 21-2430254 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 (1-23,1-30,2-6) <u>136461</u>

# **NOTICE**

IN THE MATTER OF: Carlos Raul Barrera

FOR THE CHANGE OF NAME TO: Carlos Raul Barrera-Reynolds

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

Case No. CAE 19-40217 A petition has been filed to change

the name of (Minor Child(ren)) Carlos Raul Barrera to Carlos Raul Barrera-Revnolds.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Prince George's County, Maryland

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

EWS PROPERTIES LLC Capital One NA Capital One, NA ROBERT C ROANE 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 3407 PERRY ST, MOUNT RAINIER, MD 20712-0000, Parcel No. 17-

ANY UNKNOWN OWNER OF THE PROPERTY 3407 PERRY ST, MOUNT RAINIER, MD 20712-0000 Parcel No. 17-1976620, 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 19-37066

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 17-1976620 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:

(ADMIN/COMB 7/ 1/09 312SF FR 1976 638 09 5,875.0000 SQ. FT. & IMPS. MOUNT RAINIER-RHOD LOT 2 BLK 6)

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Iden-tification Number 17-1976620 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

(1-23,1-30,2-6) <u>136463</u>

# **NOTICE**

IN THE MATTER OF: Precious Nnanna Njemanze

FOR THE CHANGE OF NAME TO: Victor Chiemeka Precious Njemanze Sr.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-41218

A petition has been filed to change the name of Precious Nnanna Nje-manze to Victor Chiemeka Precious

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for 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**

11802 FOREST KNOLL COURT **BOWIE, MARYLAND 20720** By virtue of the power and authority contained in a Deed of Trust from Thomas J. Haynes and Chenelle Harris, dated May 22, 2015, and recorded

# 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 28, 2020 AT 9:32 AM

in Liber 37997 at folio 581 among the Land Records of PRINCE GEORGE'S

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification 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 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 sate: The payment of the gayment of the gayment of the ground refit escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602526)

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

136343

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland (1-9,1-16,1-23)

# **LEGALS**

**NOTICE** IN THE MATTER OF:

Adeena Arshiya FOR THE CHANGE OF NAME TO: Arshiya Laveen Sarker

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

Case No. CAE 19-41104 A petition has been filed to change the name of (Minor Child(ren)) Adeena Arshiya to Arshiya Laveen

The latest day by which an objection to the petition may be filed is February 10, 2020.

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

# **NOTICE**

#### IN THE MATTER OF: Idean Jones

FOR THE CHANGE OF

# Case No. CAE 19-41200

# Mahasin El Amin Clerk of the Circuit Court for

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

Fax 301-627-6260

Axelson, Williamowsky, Bender & Fishman, P.C. Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

7820 Hanover Parkway, #102, Greenbelt, MD 20770-2610

By virtue of the power and authority contained in a Deed of Trust from JEANNE V. FIELDS, dated January 27, 2003 and recorded in Liber 16952 at Folio 723 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, JANUARY 31, 2020 AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

Unit numbered 404 in a Horizontal Property Regime known as "Greenbriar Condominium - Phase II," established by a Condominium Declaration dated July 15, 1975 and recorded December 12, 1975 in Liber 4564 at folio 790 and as shown on a plat of Condominium Subdivision entitled "Greenbriar Condominium - Phase II" recorded in plat book CEC 93 at plats 20 through 27, inclusive, among the land records of Prince George's County, Maryland.

TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in the Declaration aforesaid, and including the fee in an undivided interest in the common elements of said Regime appurtenant to said units as such interest is set out and defined in the said Declaration as the same may be lawfully revised or amended from time to time. Said property being in the 21st Election District

TOGETHER WITH all the rights and subject to the obligations contained in Declaration of covenants dated November 11, 1974 and recorded November 14, 1974 in Liber 4435 at folio 623, and dated July 15, 1975 and recorded December 12, 1975 in Liber 4564 at folio 762.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

#### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number #A00116

136429 (1-16,1-23,1-30)

> Axelson, Williamowsky, Bender & Fishman, P.C. Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650

Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 13204 Cleveland Lane, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from DIANTE T. HENSON, dated January 16, 2015 and recorded in Liber 36687 at Folio 090 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, JANUARY 31, 2020 AT 3:10 P.M.

all that property described in said Deed of Trust as follows:

Being known and designated as Lot Numbered Twenty (20) in Block Numbered Ten (10) in a subdivision known as "FORT WASHINGTON FOREST" as per plat thereof recorded in Plat Book WWW 41 at page 72 among the Land Records of Prince George's County, Maryland.

For informational purposes only: Property Address: 13204 Cleveland Lane, Fort Washington, MD  $\,20744$ 

Said property is improved by A Dwelling and Is SOLD IN "AS IS

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.250% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee

#### **LEGALS**

and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

#### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

(1-16,1-23,1-30) 136431

#### Axelson, Williamowsky, Bender & Fishman, P.C. Attorneys and Čounselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657

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

TELECOPIER (301) 424-0124

Improved by premises known as 6701 Bonnett Court, Laurel, MD 20707-5220

By virtue of the power and authority contained in a Deed of Trust from MÁRCIA S. KITSON and ESSAM A. SOLIMAN, dated January 30, 2007 and recorded in Liber 27312 at Folio 466 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, JANUARY 31, 2020 AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Lot Number One Hundred-Ten (110), in Block lettered "A", in the subdivision known as "PLAT SEVEN, MAYFAIR", as per plat thereof recorded in Plat Book NLP 128 at plat no. 25 among the Land Records of Prince George's County, Maryland. Being located in the 10th Election District of said County.

Said property is improved by A Dwelling and Is SOLD IN "AS IS

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (includin on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

#### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

136430 (1-16,1-23,1-30)

# COHN, GOLDBERG & DEUTSCH, LLC

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

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

#### **10314 FARRAR AVENUE** CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from John Richardson, dated November 19, 2012 and recorded in Liber 34784, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,750.00, 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 28, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser proposed the property the date of forcedours purchase the chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with

the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any

## **LEGALS**

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 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

(1-9,1-16,1-23)

# COHN, GOLDBERG & DEUTSCH, LLC

136344

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

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

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

Under a power of sale contained in a certain Deed of Trust from Terrence E. Remy and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed that to inclument weather or rether emergency ale shall conur at time due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 28, 2020 AT 11:30 AM.

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

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

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

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

136345 (1-9,1-16,1-23)

# COUNTY COUNCIL HEARING

**COUNTY COUNCIL OF** PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING TUESDAY, FEBRUARY 4, 2020 **COUNCIL HEARING ROOM** COUNTY ADMINISTRATION BUILDING

UPPER MARLBORO, MARYLAND Notice is hereby given that on Tuesday, February 4, 2020, the County Council of Prince George's County, Maryland, will hold the following public hear-

# 11:30 A.M.

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

Ms. Tiffany D. Green

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

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

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

Donna J. Brown Clerk of the Council

(1-23)

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

Plaintiff.

LUIS B & REGINA SERAPIAO Victoria Falls Community 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 13601 BELLE CHASSE BLVD, CONDO UNIT: 216, LAUREL, MD 20707-0000, Parcel No. 10-3668910

ANY UNKNOWN OWNER OF THE PROPERTY 13601 BELLE CHASSE BLVD, CONDO UNIT: 216, LAUREL, MD 20707-0000 Parcel No. 10-3668910, 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 19-37027

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-3668910 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 216 NON C ONF USE 702.0000 SQ.FT. & IMPS. VICTORIA FALLS I C

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 10-3668910 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk (1-16,1-23,1-30)

**ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff.

FOLASHADE H & MUYIDEEN O AGORO

Marlow Towers Condominium, Inc. Marlow Towers Condominium, Inc. Marlow Towers Condominium, 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 3853 ST BARNABAS RD, CONDO UNIT: 3853 T202, SUITLAND, MD 20746-0000, Parcel No. 06-0563510

ANY UNKNOWN OWNER OF THE PROPERTY 3853 ST BARN-ABAS RD, CONDO UNIT: 3853 T202, SUITLAND, MD 20746-0000 Parcel No. 06-0563510, 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 19-37041

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0563510 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 3853 T 20 2 1,693.0000 SQ.FT. & IMPS. MARLOW TOWERS COND

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>06-0563510</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 (1-16,1-23,1-30) 136401

# ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

JEROME C & MARCELLA RICHARDSON ARBOR VIEW HOMEOWNERS ASSOC, INC. OF MARCELLA ESTATE RICHARDSON 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 10603 TERRAPIN HILLS CT. BOWIE, MD 20721-0000, Parcel No. 13-1515634

ANY UNKNOWN OWNER OF THE PROPERTY 10603 TERRAPIN HILLS CT, BOWIE, MD 20721-0000 Parcel No. 13-1515634, 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 19-37024

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1515634 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the District in this proceedings. to the plaintiff in this proceeding:

11,395.0000 SQ.FT. & IMPS. NEW-BRIDGE PLAT 12 LOT 6 BLK K

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and re-deem the property with Parcel Iden-tification Number 13-1515634 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

(1-16,1-23,1-30)136403

# ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

CHRISTINE YOUNG FROST SUBDIVISION 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 2934 BUCKTHORN CT, LANHAM,

MD 20706-0000, Parcel No. 13-

ANY UNKNOWN OWNER OF THE PROPERTY 2934 BUCK-THORN CT, LANHAM, MD 20706-0000 Parcel No. 13-1463223, 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 19-37025

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1463223 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:

#### **LEGALS**

1,500.0000 SQ.FT. & IMPS. FROST SUB PLAT 3 LOT 60 BLK A

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>13-1463223</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 136402 (1-16,1-23,1-30)

#### ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

CONNIE M ROBINSON & JOE N 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 7013 KENT TOWN DR, LAN-DOVER, MD 20785-0000, Parcel No. 13-1426238

ANY UNKNOWN OWNER OF THE PROPERTY 7013 KENT TOWN DR, LANDOVER, MD 20785-0000 Parcel No. 13-1426238, 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 19-37033

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1426238 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:

4,559.0000 SQ.FT. & IMPS. KENT-LAND LOT 7 BLK E

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

It is thereupon this 6th day of January, 2020, 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 geograph given the control of th 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 10th day of March 2020, and redeem the property with Parcel Identification Number 13-1426238 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 136404 (1-16,1-23,1-30)

# **NOTICE**

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

Plaintiffs

Elizabeth A. Blount and Estate of Tony L Jenkins Defendants IN THE CIRCUIT COURT FOR

#### PRINCE GEORGE'S COUNTY, MARYLAND **CIVIL NO. CAEF 19-28437**

ORDERED, this 14th day of January, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8507 Dangerfield Road, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of February, 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 14th day of February, 2020, next. The report states the amount of sale to be \$175,700.00.

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

136531 (1-23,1-30,2-6)

# ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

KAY L. LANE TRUST KAY L. LANE TRUST ESTATE OF KAY L LANE 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 900 7TH ST, LAUREL, MD 20707-0000, Parcel No. 10-1112358

ANY UNKNOWN OWNER OF THE PROPERTY 900 7TH ST, LAU-REL, MD 20707-0000 Parcel No. 10-1112358, 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 19-37022

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1112358 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:

6,418.0000 SQ.FT. & IMPS. FAIR-LAWN LOT 16 BLK YOU

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

It is thereupon this 6th day of January, 2020, by the Circuit Court for Prince Georges County, That notice 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 10th day of March 2020, and redeem the property with Parcel Identification Number 10-1112358 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

#### 136405 (1-16,1-23,1-30)

# ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff.

WILLIAMS FAMILY REBVOCA-BLE TRUST ESTATE OF **JAMES** LEO WILLIAMS JR **JAMES** ESTATE OF LEO WILLIAMS JR

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

LARGO, MD 20774 ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1903 CAMPBELL DR, SUITLAND, MD 20746-0000, Parcel No. 06-

0649160

1301 MCCORMICK DR. STE 4100

ANY UNKNOWN OWNER OF THE PROPERTY 1903 CAMPBELL DR, SUITLAND, MD 20746-0000 Parcel No. 06-0649160, 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 19-37040

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0649160 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:

SEC B OF LOT 3 8 6,000.0000 SQ.FT. & IMPS. DUPONT HEIGHTS - R

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>06-0649160</u> and answer the complaint or thereafter

**LEGALS** 

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 (1-16,1-23,1-30)136406

#### ORDER OF PUBLICATION THORNTON MELLON LLC

SHEENA H KWALINGANA Frenchmans Creek Condo Assoc. Occupant Unknown Owners

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5500 KAREN ELAINE DR CONDO UNIT: 904, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2266633

ANY UNKNOWN OWNER OF THE PROPERTY 5500 KAREN ELAINE DR CONDO UNIT: 904, HYATTSVILLE, MD 20784-0000 Parcel No. 20-2266633, the unknown owner's heirs, devisees, and personal representatives and their or anv 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 19-37039

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2266633 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 904 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 6th day of January, 2020, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warn ing all persons interested in the property to appear in this Court by the 10th day of March 2020, and redeem the property with Parcel Identification Number 20-2266633 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)136407

# ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff.

MOSES KOYI Allen & Janet Lord Susan, Allen & Jacinto Lord 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 9303 DARCY RD, UPPER MARL-

BORO, MD 20774-0000, Parcel No.

06-0511816

ANY UNKNOWN OWNER OF THE PROPERTY 9303 DARCY RD, UPPER MARLBORO, MD 20774-0000 Parcel No. 06-0511816, 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 19-36989

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0511816 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:

3.0000 ACRES. & IMPS.

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the propbe the property with Parcel Identification Number 06-0511816 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 136408 (1-16,1-23,1-30)

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

The Cherry Glen Condominium, Cherry Glen Condominium, Inc. Occupant

BILLY RAY & OLGA P GUYE

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 11216 CHERRY HILL RD, CONDO UNIT: 213, BELTSVILLE, MD 20705-0000, Parcel No. 01-0011437

ANY UNKNOWN OWNER OF THE PROPERTY 11216 CHERRY HILL RD, CONDO UNIT: 213, BELTSVILLE, MD 20705-0000 Parcel No. 01-0011437, 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 19-37043

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0011437 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ. FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>01-0011437</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 programs and the property of the plaintiff at the programs of the programs of the plaintiff at the programs of the programs of the plaintiff at the programs of the programs of the plaintiff at the programs of the plaintiff at the programs of the plaintiff at the pl

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

True Copy—Test: Mahasin El Amin, Clerk 136409 (1-16,1-23,1-30)

# THIS COULD BE YOUR AD!

Call 301-627-0900

for a quote. **NOTICE** 

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

#### Jeannette Zaykeeah Robertson Defendant IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

#### MARYLAND **CIVIL NO. CAEF 19-31893**

ORDERED, this 14th day of January, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3745 Eightpenny 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 14th day of February, 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 14th day of February, 2020, next.
The report states the amount of sale to be \$213,800.00.

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

136532 (1-23,1-30,2-6)

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7804 GREEN STREET CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Dontaye A. Young, dated March 6, 2006 and recorded in Liber 25017, Folio 405 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 4, 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 \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

The Prince George's Post

Call 301-627-0900

The following vehicle(s) have been taken into custody by the Revenue

Authority of Prince George's County for violation of County Ordinance

prohibiting unauthorized parking within the County of Prince George's.

The owner(s) of said vehicle(s) have the right to reclaim the vehicle

within twenty-one (21) days after the date of notice upon payment of

all parking violations and tow/storage charges. The owner(s) have the

right to contest the validity of the towing and storage of said vehicle(s)

at anytime within twenty-one (21) days of such notice by filing a request

Failure to reclaim said vehicle(s) within twenty-one (21) days of such

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

CHARLEY'S CRANE SERVICE

8913 OLD ARDMORE RD

LANDOVER, MD 20785

Phone: 301-773-7670

**JD TOWING** 

2817 RITCHIE RD

FORESTVILLE, MD 20747

301-967-0739

MUSTANG VA UWP9464

MCDONALD TOWING

2917 52ND AVENUE

**HYATTSVILLE MD 20781** 

301-864-4133

SEVILLE SLS MD 5CCZ64

DC FI4935

MD 8CZ6809

MD 9BG5980

VA UTV8238

MD 4CN840

EX7787

MD 4DF5521

MD 7DM4332

MD 7DA1936

MD 2DK6274 WBANA535X5B864201

1FADP3F27FL206176

2HGES16231H503213

JTDBT903291331507

WDBTJ56HX7F219123

1N4AL11D83C204704

JH4KB16697C002308

JTDBT903581290689

4T1CA30P06U072838

1FAFP4049XF167499

1G6KS54Y94U148830

1G6DM57N830154970

MD TX317702 1FDWE35L16DA10615

notice waives the owner(s) right of title and interest in the vehicle and

for hearing with the Revenue Authority of Prince George's County.

is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 2/5/2020

525I

**FOCUS** 

CIVIC

**YARIS** 

**ALTIMA** 

**SOLARA** 

YARIS

CTS

E350

301-772-2060.

2005 BMW

2015 FORD

2001 HONDA

2009 TOYOTA

2003 NISSAN

2007 ACURA

2008 TOYOTA

2006 TOYOTA

2004 CADILLAC

2003 CADILLAC

1999 FORD

2006 FORD

136538

2007 MERCEDES BENZ CLK

136437 (1-16,1-23,1-30)

#### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2902 BUCKTHORN COURT LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Richard E. Scaife, dated June 21, 2006 and recorded in Liber 27146, Folio 603 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$178,500.00, 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 FEBRUARY 4, 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 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

136438 (1-16,1-23,1-30)

# LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERT J MARTIN JR

Notice is given that Mary M Martin, whose address is 2007 Aberdeen Drive, Crofton, Maryland 21114, was on November 22, 2019 appointed Personal Representative of

the estate of Albert J Martin Jr who died on October 17, 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 22nd 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.

MARY M MARTIN Personal Representative

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

Estate No. 115449 136453 (1-16,1-23,1-30)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARL LEE EDGELL

Notice is given that Judith Higgins, whose address is 11211 Midvale Road, Kensington, MD 20895, was on November 12, 2019 appointed Personal Representative of the estate of Carl Lee Edgell who died on October 31, 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 12th 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.

JUDITH HIGGINS Personal Representative

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

Estate No. 115332 136454 (1-16,1-23,1-30)

# LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8610 MONTPELIER DRIVE LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Patricia Bennett, dated June 23, 2008 and recorded in Liber 29845, Folio 533 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 11, 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 \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of 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 valves 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, Christianna Kersey, Michael McKeefery, and Kevin Hildebeidel, Substitute Trustees

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

136505 (1-23,1-30,2-6)

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

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

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

You must reclaim these vehicles by: 02/08/2020

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

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

 2000 TOYOTA
 SOLARA
 2T1FF28P7YC356694

 2011 FORD
 E150
 1FTNE1EW6BDA82323

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

 2000
 CHEVROLET EXPRESS
 VA
 30353HM
 1GCHG35R5Y1122124

 2006
 NISSAN
 ALTIMA
 VA
 UMZ9626
 1N4AL11D96C168767

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

2017 SPARTIAN WARIOR 50XBE1213HA003120 2008 MERCURY GRAND MARQUIS 2MEFM75V88X603415 2006 SUBARU OUTBACK 4S4BP61C567345083 2007 CHEVROLET TRAILBLAZER 1GNES13M072166268 2007 SATURN ION 1G8AJ55F27Z164345 1990 CADILLAC FLEETWOOD VA 424ZQ 1G6DW5478LR702185 1993 ACURA LEGEND VA VGV6821 JH4KA7565PC020909 2001 HYUNDAI KMHDN45D71U098469 ELANTRA 2003 SUBARU FORESTER JF1SG636X3H713054 2004 CHEVROLET IMPALA 2G1WF52K549415582 2001 JEEP CHEROKEE 1J4FF48S41L533887 2017 TOYOTA 4T1BF1FK1HU696597 CAMRY **TAURUS** 1FAFP53U44A152466

> MCDONALD TOWING 2917 52<sup>ND</sup> AVENUE HYATTSVILLE MD 20781 301-864-4133

 2010
 NISSAN
 ROGUE
 JN8AS5MV4AW125135

 2003
 FORD
 TAURUS
 1FAFP552X3A167600

 2000
 BUICK
 LESABRE
 1G4HR54K4YU134205

 2001
 CADILLAC
 DEVILLE
 1G6KD54Y21U153115

(1-23)

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(1-23)

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

#### 9109 3RD ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 23101, Folio 38 among the Land Records of Prince George's County, MD, with an original principal balance of \$211,000.00, 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 28, 2020 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$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 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 insole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 335109-1)

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

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

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

(1-9,1-16,1-23)

136374

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

#### 13018 INGLESIDE DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 23988, Folio 696 among the Land Records of Prince George's County, MD, with an original principal balance of \$283,500.00, 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

# FEBRUARY 4, 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subjec

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

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

#### 1012 NOVA AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 14, 2012 and recorded in Liber 33699, Folio 498 among the Land Records of Prince George's County, MD, with an original principal balance of \$231,000.00, 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 28, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by 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 insole relitedy, it law of 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 each 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. 340138-1)

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

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136373 (1-9,1-16,1-23)

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

#### 1302 GUNPOWDER CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 30, 2010 and recorded in Liber 31646, Folio 83 among the Land Records of Prince George's County, MD, with an original principal balance of \$300,457.00, 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

# FEBRUARY 4, 2020 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subjec

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

#### 713 STREAMSIDE DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 7, 2006 and recorded in Liber 25657, Folio 73 among the Land Records of Prince George's County, MD, with an original principal balance of \$255,000.00, 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.),

#### FEBRUARY 11, 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 \$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 purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are 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 whether or not purchaser is a Maryland First Time Home Buyer Purchaser. 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 insole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341618-1)

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

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136514 (1-23,1-30,2-6)

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

#### 13718 PORT COMMERCE CT. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated May 16, 2013 and recorded in Liber 34796, Folio 87 among the Land Records of Prince George's County, MD, with an original principal balance of \$347,995.00, 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

# FEBRUARY 11, 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale: In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341946-1)

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

#### 6302 MARK DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated November 16, 2005 and recorded in Liber 24219, Folio 310 among the Land Records of Prince George's County, MD, with an original principal balance of \$304,000.00, 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

#### FEBRUARY 11, 2020 AT 11:08 AM

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

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

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

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<u>136516</u> (1-23,1-30,2-6)

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

#### 6108 KILDARE CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 5, 2009 and recorded in Liber 30771, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,794.00, 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

# FEBRUARY 11, 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 \$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 purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser. chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. If any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proposed a variety of the purchaser shall be removed. 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. 340340-1)

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#### **LEGALS**

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

#### 8990 WOODYARD RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 28, 2006 and recorded in Liber 27087, Folio 353 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### FEBRUARY 11, 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 \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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136517 (1-23,1-30,2-6)

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

#### 9412 ELDRED PL. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated April 28, 2017 and recorded in Liber 39569, Folio 506 among the Land Records of Prince George's County, MD, with an original principal balance of \$352,497.00, 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

# FEBRUARY 11, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 336883-1)

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#### LEGALS

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

6715 MARIANNE DR. SUITLAND A/R/T/A MORNINGSIDE, MD 20746

Under a power of sale contained in a certain Deed of Trust dated November 17, 2014 and recorded in Liber 36619, Folio 134 among the Land Records of Prince George's County, MD, with an original principal balance of \$206,196.00, 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

#### FEBRUARY 11, 2020 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax redit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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136518 (1-23,1-30,2-6)

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#### Rockville, MD 20852 (301) 961-6555

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

3206 STONESBORO RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 29, 2014 and recorded in Liber 36544, Folio 138 among the Land Records of Prince George's County, MD, with an original principal balance of \$406,500.00, 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

# FEBRUARY 11, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subjec

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# 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

#### FEBRUARY 11, 2020 AT 11:14 AM

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

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

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

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<u>136522</u> (1-23,1-30,2-6)

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

#### 12508 SIR WALTER DR. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated February 1, 2007 and recorded in Liber 27249, Folio 553 among the Land Records of Prince George's County, MD, with an original principal balance of \$373,350.00, 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

# FEBRUARY 11, 2020 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 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 purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be full and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excelling from soid resole even if over courts are proportions. 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. 337981-1)

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# 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

#### FEBRUARY 11, 2020 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale: If any such event, this sale shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resole oven if such surplus resulting remaining various property. ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 203813-1)

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

136523 (1-23,1-30,2-6)

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

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

#### 12709 BRUNSWICK LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated October 29, 2007 and recorded in Liber 29014, Folio 440 among the Land Records of Prince George's County, MD, with an original principal balance of \$244,000.00, 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

# FEBRUARY 11, 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 \$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 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 contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331690-1)

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

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

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

#### **LEGALS**

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

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

#### 8007 DARCY RD. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 14, 2009 and recorded in Liber 31613, Folio 417 among the Land Records of Prince George's County, MD, with an original principal balance of \$261,546.00, 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

#### FEBRUARY 11, 2020 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$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 purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subjec

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

136524 (1-23,1-30,2-6)

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

#### 9910 SANTA CRUZ ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 21, 2008 and recorded in Liber 30247, Folio 158 among the Land Records of Prince George's County, MD, with an original principal balance of \$218,713.00, 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

# FEBRUARY 11, 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 \$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. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be full and void, and the 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 excelling from soid resole even if over conductive results from soid resole even if over conductive results are not removed. 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. 332303-2)

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

136525 (1-23,1-30,2-6) 136526 (1-23,1-30,2-6) 136527 (1-23,1-30,2-6)

#### **LEGALS**

# ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

IOSE FUENTES CANALES & KENIA NUNEZ Presidential Park II Condominium Presidential Park II Condominium Occupant Unknown Owners

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

LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1806 METZEROTT RD CONDO UNIT: 104, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1947605

ANY UNKNOWN OWNER OF THE PROPERTY 1806 METZE-ROTT RD CONDO UNIT: 104, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1947605, 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 19-37065

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1947605 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 6 UNIT 10 4 1,394.0000 SQ.FT. & IMPS. PRESIDENTIAL

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

It is thereupon this 13th day of January, 2020, 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 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 17th day of March 2020, and redeem the property with Parcel Identification Number <u>17-1947605</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

Mahasin El Amin, Clerk

ORDER OF PUBLICATION

THORNTON MELLON LLC

HAYWOOD E & ELVINESE S WYCHE ESTATE OF HAYWOOD EMER-SON WYCHE 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 9707 BEACHWOOD AVE, LAN-HAM, MD 20706-0000, Parcel No.

ANY UNKNOWN OWNER OF THE PROPERTY 9707 BEACH-WOOD AVE, LANHAM, MD 20706-0000 Parcel No. 20-2249142, 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 19-37064

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2249142 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 214 & 215 6,000.0000 SQ.FT. & IMPS. SHERMAN PARK BLK 15

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and reduced the successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and reduced the successive warning the successive weeks, warning all persons in the property was a successive weeks, warning all persons in the property was a successive weeks, warning all persons in the property was a successive weeks, warning all persons in the property was a successive weeks, warning all persons interested in the property to appear in this Court by the property was a successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and reduced weeks weeks warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and reduced weeks weeks were weeks were weeks were weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weeks were well as the property was a successive weight with the property was a succ deem the property with Parcel Identification Number 20-2249142 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk

#### **LEGALS**

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

LUCILLE & BETTY L WASHINGTON ESTATE OF LUCILLE WASHINGTON 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 5041 GUNTHER ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2083020

ANY UNKNOWN OWNER OF THE PROPERTY 5041 GUNTHER ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2083020, 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 19-37063

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2083020 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 10 EX TRI AT NE COR LOTS 8.9 6,000.0000 SQ.FT. & IMPS. GR CAPITOL HEIGHTS

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 18-2083020 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland Mahasin El Amin, Clerk

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

EDDIE L & HARRIET S EVANS 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 5701 OAKFORD RD, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2017416

ANY UNKNOWN OWNER OF THE PROPERTY 5701 OAKFORD RD, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2017416, 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 19-37062

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2017416 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:

15,036.0000 SQ.FT. & IMPS.

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 18-2017416 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 (1-23,1-30,2-6) 136467

THORNTON MELLON LLC

Plaintiff,

ORDER OF PUBLICATION

RICHARD L MASSARELLI 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 1056 MARTON ST, LAUREL, MD 20707-0000, Parcel No. 10-1086727

ANY UNKNOWN OWNER OF THE PROPERTY 1056 MARTON ST, LAUREL, MD 20707-0000 Parcel No. 10-1086727, 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 19-37049

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1086727 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:

6,664.0000 SQ.FT. & IMPS. FAIR-LAWN LOT 41 BLK QUE

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 10-1086727 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

(1-23,1-30,2-6)

136468 To Subscribe call

# 301-627-0900

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

GUILLERMO RODRIGUEZ IOSE VILLATORO & JASMINE The Cherry Glen Condominium.

Cherry Glen Condominium, 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 11234 CHERRY HILL RD, CONDO UNIT: 154, BELTSVILLE, MD 20705-0000, Parcel No. 01-0010843

ANY UNKNOWN OWNER OF THE PROPERTY 11234 CHERRY HILL RD, CONDO UNIT: 154, BELTSVILLE, MD 20705-0000 Parcel No. 01-0010843, 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 19-37047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0010843 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ.FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 01-0010843 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

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

#### 223 ZELMA AVENUE **CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Marlene A. Hudson Paige, dated November 19, 2002 and recorded in Liber 16539, Folio 695 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on February 8, 2018 in the Land Records of Prince George's County at Liber No. 40554, Folio 386, with an original principal balance of \$123,950.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 28, 2020 AT

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser. chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

136346 (1-9.1-16.1-23)

#### **LEGALS**

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

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

#### 13032 SILVER MAPLE COURT **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Carollera Conway and Monique D. Mathis, dated July 17, 2007 and recorded in Liber 28483, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public supplies at 14735 Main St. Library Maribora, MD 20772 [front of Main St. 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 28,

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com 136347 (1-9,1-16,1-23)

**LEGALS** 

#### **LEGALS**

COHN, GOLDBERG & DEUTSCH, LLC

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

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

#### 14220 HIGHLANDS TERRACE ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Deborah Purcell, dated April 28, 2014 and recorded in Liber 35981, Folio 024 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on June 25, 2018 in the Land Records of Prince George's County at Liber No. 41024, Folio 446, with an original principal balance of \$461,487.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 28, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

136348 (1-9,1-16,1-23)

**LEGALS** 

# **LEGALS**

# **NOTICE**

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

Janet M. Weedon 3426 Wood Creek Drive

Suitland, MD 20746 Defendant

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

Case No. CAEF 19-28478

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

The Report of Sale states the amount of the foreclosure sale price to be \$190,357.09. The property sold herein is known as 3426 Wood Creek Drive, Suitland, MD 20746.

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

True Copy—Test: Mahasin El Amin, Clerk

<u>1363</u>98 (1-16,1-23,1-30)

# **NOTICE**

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

Substitute Trustees

MARITZA E. ALVARENGA 8332 Imperial Drive Laurel, MD 20708

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31919

Notice is hereby given this 27th 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 8332 Imperial Drive, Unit 3-D, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of Janu-

The report states the purchase price at the Foreclosure sale to be \$186,600.00.

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

True Copy—Test: Mahasin El Amin, Clerk

<u>1363</u>61 (1-9,1-16,1-23)

# **NOTICE**

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

> Substitute Trustees Plaintiffs

OTHELLO VINCENT IEFFERSON LUCINDA E. JEFFERSON (DE-6608 22nd Place

Hyattsville, MD 20782 Defendant(s)

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

Notice is hereby given this 27th 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 6608 22nd Place, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of January, 2020.

The report states the purchase

price at the Foreclosure sale to be \$191,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

<u>1363</u>62 (1-9,1-16,1-23)

# **NOTICE**

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

Substitute Trustees,

THELMA L. JONES (DECEASED) 4605 Red Hawk Terrace Bladensburg, MD 20710

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28464

Notice is hereby given this 27th day of December, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4605 Red Hawk Terrace, Bladensburg, MD 20710, 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 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of Janu-

ary, 2020.

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

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

True Copy—Test: Mahasin El Amin, Clerk

(1-9,1-16,1-23)136363

# **NOTICE**

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

Substitute Trustees,

STEVEN R. SCOTT 12011 Bion Drive Fort Washington, MD 20744

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-04118

Notice is hereby given this 27th day of December, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12011 Bion Drive, Fort Washington, MD 20744, 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 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of Janu-

ary, 2020.

The report states the purchase price at the Foreclosure sale to be \$250,800.00.

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

True Copy—Test: Mahasin El Amin, Clerk

(1-9,1-16,1-23)136364

# **NOTICE**

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

Substitute Trustees,

ROBERT E. MARSHALL (DE-CEASED) 1508 Airport Lane Accokeek, MD 20607

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-18440

Notice is hereby given this 27th 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 1508 Airport Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of January, 2020.
The report states the purchase

price at the Foreclosure sale to be \$120,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

136365 (1-9,1-16,1-23)

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# ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

CAMERON I W BARRY State Employees C.U. of Md, Inc State Employees Credit Union JAMES R BROWN III & JOHN F **BROWN** COUO OF THE CHERRY GLEN CONDOMINIUM

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

Occupant

Unknown Owners

LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11202 CHERRY HILL RD, CONDO UNIT: 67, BELTSVILLE, MD 20705-0000, Parcel No. 01-0009977

ANY UNKNOWN OWNER OF THE PROPERTY 11202 CHERRY HILL RD. CONDO UNIT: 67. BELTSVILLE, MD 20705-0000 Parcel No. 01-0009977, 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 19-37046

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0009977 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ.FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number <u>01-0009977</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 136470 (1-23,1-30,2-6)

# **NOTICE**

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

Substitute Trustees,

REGINALD DENSON 6005 Armaan Drive Glen Dale, MD 20769

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26728

Notice is hereby given this 27th day of December, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6005 Armaan Drive, Glen Dale, MD 20769, 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 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$424,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

136360 (1-9,1-16,1-23)

# **NOTICE**

IN THE MATTER OF: Nana Sarpong Konadu

FOR THE CHANGE OF

Nana Sarpong Konadu Ijiti

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40471

A petition has been filed to change the name of Nana Sarpong Konadu to Nana Sarpong Konadu Ijiti. The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136490 (1-23)

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff.

MOHAMMAD M & FARHANAN H BHUIYAN PNC Bank, NA PNC Bank, NA John Driscoll Et. Al. John Driscoll Et. Al. CHELSEA WOOD TWO CONDOMINIUM, INC Occupant

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

1301 MCCORMICK DR. STE 4100

Unknown Owners

LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8701 GREENBELT RD CONDO UNIT: 8701 101, GREENBELT, MD 20770-0000, Parcel No. 21-2430718

ANY UNKNOWN OWNER OF THE PROPERTY 8701 GREENBELT RD CONDO UNIT: 8701 101, GREENBELT, MD 20770-0000 Parcel No. 21-2430718, 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 19-37057

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2430718 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:

COURTS CONDOMI NIUM PHASE II BLDG 8701 UNIT 101 1,937.0000 SQ.FT. & IMPS. CHELSEA WOODS-PHAS

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number <u>21-2430718</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 136473 (1-23,1-30,2-6)

# **NOTICE**

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

Substitute Trustees/ Plaintiffs,

DIONNE T. SHAW 1600 Enterprise Road Bowie, MD 20721

Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27514

Notice is hereby given this 9th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1600 Enterprise Road, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONSTRUCTION TO CONSTRUCTION OF THE PROPERTY OF THE STATE O FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$385,000.00.

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

136422 (1-16,1-23,1-30)

# **NOTICE**

IN THE MATTER OF: Obofoni M Abu

FOR THE CHANGE OF NAME TO: Obofoni Mariam Timberlake

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

A petition has been filed to change the name of Obofoni M Abu to Obofoni Mariam Timber-

Case No. CAE 19-40488

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136491 (1-23)

#### **LEGALS**

Plaintiff,

**ORDER OF PUBLICATION** 

THORNTON MELLON LLC

MERLYN & ELIZABETH **FERNANDO** MERLYN & ELIZABETH **FERNANDO** THE COUO OF THE BRIDGEPORT

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 7902 CROWS NEST CT, CONDO UNIT: 346, LAUREL, MD 20707-0000, Parcel No. 10-1046382

ANY UNKNOWN OWNER OF THE PROPERTY 7902 CROWS NEST CT, CONDO UNIT: 346, LAUREL, MD 20707-0000 Parcel No. 10-1046382, 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 19-37050

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 10-1046382 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,098.0000 SQ.FT. & IMPS. BRIDGEPORT CONDO-P

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and re-deem the property with Parcel Identification Number 10-1046382 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 136477 (1-23,1-30,2-6)

# **NOTICE**

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

Substitute Trustees/

Plaintiffs,

RAYMOND O. BENTON, JR GWENDOLYNN J. BENTON 8407 Greenbelt Road Unit T1

Greenbelt, MD 20770 Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31888

Notice is hereby given this 9th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8407 Greenbelt Road, Unit T1, Greenbelt, MD 20770, 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 10th day of February, 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 10th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$65,000.00.

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

<u>13642</u>3 (1-16,1-23,1-30)

# **NOTICE**

IN THE MATTER OF: Althea Juanita Miner

FOR THE CHANGE OF NAME TO: Althea Juanita Ruffin

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

Case No. CAE 19-40618 A petition has been filed to change the name of Althea Juanita Miner to Althea Juanita Ruffin.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136492

# ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

LEWIS W & BOBBIE L ESTEP NICHOLA & JERRY GROSS Tower Federal Credit Union Tower Federal Credit Union Tower Federal Credit Union EDUCATIONAL SYSTEMS EMPLOYEES FCU ANDREW W NUSSBAUM & RONALD M MILLER GEORGE R. BOND & BARRY STRICKLIN 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 602 64TH AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-ANY UNKNOWN OWNER OF THE PROPERTY 602 64TH AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2017283, the unknown 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 Defendants.

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

Case No.: CAE 19-37060

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2017283 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 preceding. to the plaintiff in this proceeding:

6,300.0000 SQ.FT. & IMPS. GRE-GORY ESTATES LOT 17 BLK A

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 18-2017283 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 136478 (1-23,1-30,2-6)

# **NOTICE**

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

Substitute Trustees/

Plaintiffs, vs. ROBERT B. EZELL

5506 Shawnee Drive Oxon Hill, MD 20745 Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26731

Notice is hereby given this 8th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5506 Schauman and described as 5506 Shawnee Drive, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$205,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136450 (1-16,1-23,1-30)

# NOTICE

IN THE MATTER OF: Mary Nse Osunkkojo

FOR THE CHANGE OF NAME TO: Mary Nse Osunkojo

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40629

A petition has been filed to change the name of Mary Nse Osunkkojo to Mary Nse Osunkojo. The latest day by which an objection to the petition may be filed is February 10, 2020.

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

136493

Clerk of the Circuit Court for Prince George's County, Maryland (1-23)136494

# **LEGALS**

**ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff,

SHIRLEY L BROOKS

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 CORDWALL 11509 BELTSVILLE, MD 20705, Parcel No. 01-0006858

ANY UNKNOWN OWNER OF THE PROPERTY 11509 CORD-WALL DR, BELTSVILLE, MD 20705 Parcel No. 01-0006858, 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 19-37052

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0006858 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:

10,624.0000 SQ.FT. & IMPS. VAN HORN ESTATES LOT 21 BLK B

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number <u>01-0006858</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 136471 (1-23,1-30,2-6)

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff.

MAY NASH 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 2413 UNIVERSITY BLVD, HY-ATTSVILLE, MD 20783-0000, Parcel No. 17-1950914

ANY UNKNOWN OWNER OF THE PROPERTY 2413 UNIVER-SITY BLVD, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1950914, 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 19-37055 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1950914 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:

7,150.0000 SQ.FT. & IMPS. UNI-VERSITY GARDENS LOT 7 BLK

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number <u>17-1950914</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for

(1-23,1-30,2-6)

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

# **LEGALS**

136472

# **NOTICE**

6003 Executive Blvd., Suite 101 Rockville, MD 20852

CARRIE M. WARD, et al.

Substitute Trustees Plaintiffs

**BONNIE HARRIS** DAVID HARRIS

#### 8009 Holly Lane Clinton, MD 20735 Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-41263

Notice is hereby given this 8th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8009 Holly Lane, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 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

# **NOTICE**

(1-16,1-23,1-30)

IN THE MATTER OF: RICHARD LEE NANCE JR. FOR THE CHANGE OF NAME TO: Richard Lee Nance Jr.

136451

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40634

# A petition has been filed to change the name of RICHARD LEE NANCE JR. to Richard Lee Nance

The latest day by which an objection to the petition may be filed is February 10, 2020. Mahasin El Amin

(1-23)

6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees/

**NOTICE** 

CARRIE M. WARD, et al.

Clinton, MD 20735

VERONICA V. HANSBOROUGH 5911 Terence Drive

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-44164

Notice is hereby given this 8th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5911 Terence Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2020.

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

\$236,000.00. MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136452 (1-16,1-23,1-30)

**NOTICE** 

**Irma Christine Coates** FOR THE CHANGE OF NAME TO: **Erma Christine Smith** 

IN THE MATTER OF:

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40846

A petition has been filed to change the name of Irma Christine Coates to Erma Christine Smith.

The latest day by which an objection to the petition may be filed is February 10, 2020. Mahasin El Amin

Clerk of the Circuit Court for Prince George's County, Maryland 136495 (1-23)

Adam L Abrahams 3206 Tower Oaks Blvd 4th Floor Rockville, MD 20852 240-283-1162

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIA BELLO CACAS

Notice is given that Rita M Cacas, whose address is 10417 Inwood Avenue, Silver Spring, MD 20902, was on November 19, 2019 appointed Personal Representative of the estate of Maria Bello Cacas, who died

on August 2, 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.

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.

> RITA M CACAS Personal Representative

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

Estate No. 114778 136382 (1-9,1-16,1-23)

#### **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,

Laureen E. Ponder 1254 Palmer Road, Unit#100 Fort Washington, MD 20744

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-17310

Notice is hereby given this 30th day of December, 2019, by the Cir-cuit 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 be-fore the 30th 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 30th day of January, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$153,000.00. The property sold herein is known as 1254 Palmer Road, Unit#100, Fort Washington, MD 20744.

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

True Copy—Test: Mahasin El Amin, Clerk

136369 (1-9,1-16,1-23)

# **NOTICE**

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

Substitute Trustees, Plaintiffs

ROHAN A. CATO 6721 Knollbrook Drive

Hyattsville, MD 20783 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-05044

Notice is hereby given this 27th day of December, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6721 Knollbrook Drive, Hyattsville, MD 20783, 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 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of Janu-

ary, 2020.

The report states the purchase price at the Foreclosure sale to be \$243,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk (1-9,1-16,1-23) 136366

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON LEE THOMPSON

Notice is given that Arron W Thompson Jr, whose address is 2904 Kernal Lane, Temple Hills, MD 20748, was on November 19, 2019 appointed Personal Representative of the estate of Sharon Lee Thompson who died on September 3, 2018

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992,

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

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

ARRON W THOMPSON JR Personal Representative

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

Estate No. 115314 (1-9,1-16,1-23)

136383

# **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

Latrina N. Saunders 8310 Willow Street Laurel, MD 20707

Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-20775

Notice is hereby given this 30th day of December, 2019, by the Cir-cuit 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 be-fore the 30th 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 30th day of

January, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$315,000.00. The property sold herein is known as 8310 Willow Street, Laurel, MD 20707.

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

True Copy—Test: Mahasin El Amin, Clerk

136370 (1-9,1-16,1-23)

# **NOTICE**

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

> Substitute Trustees **Plaintiffs**

GEORGE L. RUSNAK (DE-5909 Arbroath Drive

Clinton, MD 20735

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26726

Notice is hereby given this 30th day of December, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5909 Arbroath Drive, Clinton, MD 20735, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 30th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$222,000.00. MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk

136367 (1-9,1-16,1-23)

# **LEGALS**

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

**NOTICE** 

Substitute Trustees, Plaintiffs

PAMELA R. TOWNS DARREN M. TOWNS

11407 Gunpowder Drive Fort Washington, MD 20744-4272

#### Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-12514

Notice is hereby given this 30th 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 11407 Gunpowder Drive, Fort Washington, MD 20744-4272, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of January, 2020, provided a copy of this NOTICE be inserted in some

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

newspaper printed in said County,

once in each of three successive weeks before the 30th day of Janu-

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

True Copy—Test: Mahasin El Amin, Clerk

136368 (1-9,1-16,1-23)

**NOTICE** 

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

Lucretia Berlinski and Estate Edward Gerard Berlinski Defendants

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

# **CIVIL NO. CAEF 19-04088**

ORDERED, this 3rd day of January, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6127 Landover Road, Cheverly, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of February, 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

3rd day of February, 2020, next. The report states the amount of sale to be \$286,351.00. MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

**NOTICE** 

# (1-16,1-23,1-30)

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

Caroline E. Billhimer AND

Nicholas I. Billhimer 10410 Truxton Road

Adelphi, MD 20783

Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28491

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

The Report of Sale states the amount of the foreclosure sale price to be \$284,800.00. The property sold herein is known as 10410 Truxton Road, Adelphi, MD 20783.

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

True Copy—Test: Mahasin El Amin, Clerk

(1-16,1-23,1-30) 136397

# **NOTICE**

IN THE MATTER OF: Thomas M Garvin

FOR THE CHANGE OF Thomas Maurice McLaughlin In the Circuit Court for

Case No. CAE 19-40216 A petition has been filed to change the name of Thomas M Garvin to Thomas Maurice McLaughlin.

Prince George's County, Maryland

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136487 (1-23)

#### **NOTICE**

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

Biyi D. Gbadehan

AND Lande S. Oguntobi

12218 Apache Tears Circle Laurel, MD 20708

Defendants

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

Case No. CAEF 19-26750 Notice is hereby given this 3rd day of January, 2020, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of February, 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 3rd day of

February, 2020. The Report of Sale states the amount of the foreclosure sale price to be \$301,059.73. The property sold herein is known as 12218 Apache Tears Circle, Laurel, MD 20708.

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

True Copy—Test: Mahasin El Amin, Clerk

136390 (1-16,1-23,1-30)

# **NOTICE**

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

VS.

Ray Tyler

Defendant IN THE CIRCUIT COURT FOR

# PRINCE GEORGE'S COUNTY,

MARYLAND

**CIVIL NO. CAEF 19-28438** 

# ORDERED, this 7th day of Janu-

ary, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13803 Courtland Lane, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of February, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three succes-

sive weeks before the 7th day of February, 2020, next.
The report states the amount of sale to be \$190,760.00.

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

True Copy—Test: Mahasin El Amin, Clerk

136449

# **NOTICE**

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

Rockville, MD 20852 Substitute Trustees,

(1-16,1-23,1-30)

Plaintiffs DEBORAH M. BROWN

6516 Elmhurst Street District Heights, MD 20747

#### Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23618

Notice is hereby given this 3rd day of January, 2020 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6516 Elmhurst Street, District Heights, MD 20747, made and reported by the Substitute Trustee will be RATIETED AND Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of February, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 3rd day

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

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

True Copy—Test: Mahasin El Amin, Clerk

136389 (1-16,1-23,1-30)

# **NOTICE**

IN THE MATTER OF: **Justine Aubrey Charles** 

FOR THE CHANGE OF NAME TO: Justin Aubrey Charles In the Circuit Court for

Case No. CAE 19-40430 A petition has been filed to change the name of Justine Aubrey Charles to Justin Aubrey Charles.

Prince George's County, Maryland

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136488 (1-23)

# **LEGALS**

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

Substitute Trustees,

WENDY MILLER 13047 Marquette Lane Bowie, MD 20715

Notice is hereby given this 6th day of January, 2020 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 13047 Marquette Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2020, pro-vided a copy of this NOTICE be in-

MAHASIN EL AMIN

True Copy—Test:

136393 (1-16,1-23,1-30)

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

Substitute Trustees,

vs. ROGELIO I. GUZMAN ROBERTO G. VARGAS

# Defendant(s) In the Circuit Court for Prince

Notice is hereby given this 6th day of January, 2020 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6468 Fairborn Terrace, New Carrollton, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

MAHASIN FI AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101

vs. TRAVIS CLARKE 15806 Buxton Place

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-10265

mentioned in these proceedings and described as 15806 Buxton Place, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 6th day of February, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day

of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$360,000,00

**NOTICE** 

# FOR THE CHANGE OF

NAME TO: Cameron Andrew Cobb In the Circuit Court for

Case No. CAE 19-40435 A petition has been filed to change the name of (Minor Child(ren)) Cameron Andrew Giles to Cameron

Mahasin El Amin

Clerk of the Circuit Court for Prince George's County, Maryland 136489 (1-23)

vs.

# Defendant(s)

serted in some newspaper printed in said County, once in each of three successive weeks before the 6th day

of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$181,799.66.

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

# Mahasin El Amin, Clerk

**NOTICE** 

**Plaintiffs** 

6468 Fairborn Terrace New Carrollton, MD 20784

George's County, Maryland Case No. CAEF 19-15703

successive weeks before the 6th day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$225,000.00.

Prince George's County, Maryland

136394 (1-16,1-23,1-30)

**NOTICE** 

Rockville, MD 20852

Substitute Trustees, Plaintiffs

# Upper Marlboro, MD 20774 Defendant(s)

Notice is hereby given this 6th day of January, 2020 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property

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

True Copy—Test: Mahasin El Amin, Clerk 136396 (1-16,1-23,1-30)

IN THE MATTER OF: **Cameron Andrew Giles** 

Prince George's County, Maryland

Andrew Cobb. The latest day by which an objection to the petition may be filed is February 10, 2020.

**SUBSCRIBE** 

(1-16,1-23,1-30)

**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 Ignatius Anuforo

AND

Bowie, MD 20715

Edith Anuforo 14513 London Lane

Defendants

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27478

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

The Report of Sale states the amount of the foreclosure sale price to be \$221,100.00. The property sold herein is known as 14513 London Lane, Bowie, MD 20715.

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

**NOTICE** 

136399

vs.

PATRICIA SMITH

JOYCE E. TATE

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

(1-16,1-23,1-30)

Substitute Trustees Plaintiffs

2522 Senator Avenue District Heights, MD 20747 Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-39105

Notice is hereby given this 3rd day of January, 2020 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2522 Senator Avenue, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of February, 2020, provided a copy of this NOTICE be

in said County, once in each of three successive weeks before the 3rd day of February, 2020 The report states the purchase price at the Foreclosure sale to be

inserted in some newspaper printed

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

True Copy—Test: Mahasin El Amin, Clerk 136392 (1-16,1-23,1-30)

**NOTICE** CARRIE M. WARD, et al.

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees Plaintiffs SHERMAN W. BENTON, IR.

6301 Hil Mar Drive

District Heights, MD 20747

Unit 2

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-18425 Notice is hereby given this 6th day of January, 2020 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6301 Hil Mar Drive, Unit 2, District Heights, MD 20747, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2020, provided a copy of this NOTICE be

in said County, once in each of three successive weeks before the 6th day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$58,000.00.

inserted in some newspaper printed

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

136395

THE **PRINCE** GEORGE'S POST

Fax 301-627-6260

Call 301-627-0900

TODAY!

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07143

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

MADELINE E DAVIS HURTHA I. & MARY E. DULANEY 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 509 67TH PL, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2011120

ANY UNKNOWN OWNER OF THE PROPERTY 509 67TH PL, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2011120, 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 19-37058

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2011120 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,625.0000 SQ.FT. & IMPS. OAK-MONT LOT 43 BLK 6

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 18-2011120 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 136474 (1-23,1-30,2-6)

# **NOTICE**

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

Substitute Trustees /

ALBERT A. WALKER JR. JANET K. WALKER 11101 Old Marlboro Pike Upper Marlboro, MD 20772 Defendant(s).

## In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23598

Notice is hereby given this 17th day of January, 2020, by the Circuit day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11101 Old Marlboro Pike, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be cause to the contrary thereof be shown on or before the 18th day of February, 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 18th day of

The report states the purchase price at the Foreclosure sale to be \$85,000.00.

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

136534 (1-23,1-30,2-6)

#### ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

SUSAN M SIMMONS Adelphi Terrace 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 9284 ADELPHI RD CONDO UNIT: 9284 302, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1833896

ANY UNKNOWN OWNER OF THE PROPERTY 9284 ADELPHI RD CONDO UNIT: 9284 302, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1833896, the unknown owner's heirs, devisees, and personal representatives and their or anv 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 19-37056

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1833896 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:

CONDOMINIUM UN IT 302 BLDG 9284 1,794.0000 SQ.FT. & IMPS. ADELPHI TERRACE CO

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 17-1833896 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

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

# **NOTICE**

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

Substitute Trustees/

(1-23,1-30,2-6)

JUSTIN WEATHERS LISA WEATHERS 6721 Glenn Dale Road

136475

Glenn Dale, MD 20769 Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-19455

Notice is hereby given this 17th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6721 Glenn Dale Road, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of February, 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

18th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$174,000.00.

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

136535 (1-23,1-30,2-6)

#### **LEGALS**

#### ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

Bank of America NA Bank of America NA 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 9112 TUCKERMAN ST, LANHAM, MD 20706-0000, Parcel No. 20-

ANY UNKNOWN OWNER OF THE PROPERTY 9112 TUCKER-MAN ST. LANHAM, MD 20706-0000 Parcel No. 20-2273514, 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 19-37073

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2273514 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,358.0000 SQ.FT. & IMPS. GREENWOOD FOREST LOT 12

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 20-2273514 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 (1-23,1-30,2-6)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees

Plaintiffs,

**NOTICE** 

CARRIE M. WARD, et al.

LMS ENTERPRISE, LLC 7013 Mason Street District Heights, MD 20747

#### Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31955

Notice is hereby given this 17th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7013 Mason Street, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 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 18th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$150,000.00.

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

(1-23,1-30,2-6)

#### ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

GEORGE T SCHAAB Cherry Lane Professional Park Condo

Occupant Unknown Owners

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8750 CHERRY LN, CONDO UNIT: 8750, LAUREL, MD 20707-0000, Parcel No. 10-1010370

ANY UNKNOWN OWNER OF THE PROPERTY 8750 CHERRY LN, CONDO UNIT: 8750, LAUREL, MD 20707-0000 Parcel No. 10-1010370, 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 19-37059

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 10-1010370 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PHASE 4, UNIT C-5 5,691.0000 SQ.FT. & IMPS. CHERRY LANE

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 10-1010370 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 (1-23,1-30,2-6)

# **NOTICE**

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

Plaintiffs

Antonio Preston Fountain and Karen T. Page

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

# **CIVIL NO. CAEF 19-19445**

ORDERED, this 15th day of January, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13003 Piscataway Road, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of February, 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 18th day of February, 2020, next. The report states the amount of

sale to be \$151,000.00. MAHASIN EL AMIN Clerk of the Circuit Court

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

(1-23,1-30,2-6) <u>136483</u>

# **LEGALS**

#### NOTICE OF COMMUNITY PUBLIC MEETING ON THE PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND

THE CITY OF BOWIE

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Prince George's County Department of Housing and Community Development and the City of Bowie are preparing the joint Analysis of Impediments (AI) to Fair Housing Choice submitted every five years as required by the U.S. Department of Housing and Urban Development (HUD). The Analysis of Impediments is required prior to the submission of the County and City of Bowie's Consolidated Plans to ensure that HUD grants funds affirmatively further fair housing in its use of Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG).1

Units of local government that receive HUD funds are also required to comply with the Fair Housing Act of 1968 which protects citizens from discrimination due to race, color, religion, sex, familial status, or national origin. The County and City of Bowie will examine policies and practices that: attempt to alleviate housing discrimination within their jurisdictions; promote fair housing choice for all persons; provide opportunities for all persons to reside in any given housing development; and promote housing for persons with disabilities.

The purpose of the public meeting is to provide citizens with the opportunity to address and comment on the County and City of Bowie's plan to expand housing choice prior to its submission deadline in the Spring of 2020. The County and the City of hereby solicit public comment and participation from residents of the County and City of Bowie.

**Community Public Meeting** 

Location: City of Bowie, City Hall, 15901 Excalibur Rd, Bowie, MD 20716 Date: Thursday, February 6, 2020 Time: 6:00PM - 8:30PM

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact the Department of Housing and Community Development at (301) 883-5540 or TTY (301) 883-5428.

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland 20774 or City of Bowie Grants Office, 15901 Excalibur Road, Bowie, MD 20716, attn: Kay Starr. For more information, please contact A. Funmi George, Senior Compliance Manager at (301) 883-5536 and Kay Starr, City of Bowie Grants Office at (301) 809-3009.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities

By Authority of: Estella Alexander, Director Department of Housing and Community Development 9200 Basil Court, Suite 500, Largo, Maryland 20774 Date: January 23, 2020

<sup>1</sup> Prince George's County is currently developing its next Consolidated Plan cycle for Fiscal Years 2021 - 2025.

136482 (1-23)

#### **LEGALS**

AVISO DE REUNIÓN PÚBLICA COMUNITARIA SOBRE EL ANÁLISIS DE LOS IMPEDIMENTOS A LAS OPCIONES DE EQUIDAD EN LA VIVIENDA DEL DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO DEL CONDADO DE PRINCE GEORGE Y LA CIUDAD DE BOWIE

El Departamento de Vivienda y Desarrollo Comunitario del condado de Prince Ĝeorge y la ciudad de Bowie están preparando el Análisis de Impedimentos (AI, por sus siglas en inglés) Conjunto a las Opciones de Equidad en la Vivienda, presentado cada cinco años según requerido por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés). El análisis de los impedimentos es requerido antes de la presentación de los planes consolidados del condado y la ciudad de Bowie para asegurar que HUD otorgue fondos que promuevan afirmativamente más equidad en la vivienda en su uso de las Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés), HOME, y las Subvenciones de las Soluciones de Emergencia (ESG, por sus siglas en in-

Las unidades del gobierno local que reciben fondos de HUD también están obligadas a cumplir con la Ley de Equidad en la Vivienda de 1968 que protege a los ciudadanos de la discriminación debido a la raza, color, religión, sexo, estado familiar u origen nacional. El condado y la Ciudad de Bowie examinarán políticas y prácticas que: intentan aliviar la discriminación de la vivienda dentro de sus jurisdicciones; promover opciones de equidad en la vivienda para todas las personas; proporcionar oportunidades para que todas las personas residan en cualquier desarrollo de vivienda determinado; y promover la vivienda para personas con discapacidad.

El propósito de la reunión pública es brindar a los ciudadanos la oportunidad de abordar y comentar el plan del condado y la ciudad de Bowie para ampliar las opciones de vivienda antes de la fecha límite para presentarlo en la primavera de 2020. Por la presente, el condado y la ciudad solicitan comentarios públicos y la participación de los residentes del condado y la ciudad de Bowie.

Reunión Pública Comunitaria Lugar: Ayuntamiento (alcaldía) de la ciudad de Bowie,

15901 Excalibur Rd, Bowie, MD 20716 **Fecha:** jueves 6 de febrero de 2020 Hora: 6:00PM – 8:30PM

Se puede facilitar el lenguaje de señas para personas con discapacidad auditiva y servicios de interpretación. Para solicitar estos servicios, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario al (301) 883-5540 o TTY (301) 883-5428.

Los comentarios escritos también pueden ser enviados al Departamento de Vivienda y Desarrollo Comunitario en 9200 Basil Court, Suite 500, Largo, Maryland 20774 o la Oficina de Subvenciones de la Ciudad of Bowie, 15901 Excalibur Road, Bowie, MD 20716, attn: Kay Starr. Para obtener más información, comuníquese con A. Funmi George, gerente sénior de Cumplimiento al (301) 883-5536 y Kay Starr, Oficina de Subvenciones de la Ciudad de Bowie al (301) 809-3009.

El condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en la admisión o acceso a beneficios en programas o actividades.

Por Autoridad de: Estella Alexander, Directora Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 500, Largo, Maryland 20774 Fecha: 23 de enero de 2020

<sup>1</sup> Actualmente, el condado de Prince George está desarrollando su próximo plan consolidado para el ciclo de años fiscales 2021 - 2025.

136540

# The Prince George's Post Newspaper

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

# **LEGALS**

# **NOTICE**

IN THE MATTER OF: Tanika Caprice Miller FOR THE CHANGE OF

#### Tanika Caprice Johnson In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40960

A petition has been filed to change the name of Tanika Caprice Miller to Tanika Caprice Johnson.

The latest day by which an objec-

tion to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136496 (1-23)

# **NOTICE**

# IN THE MATTER OF: Libba Monique Fennell-Johnson

FOR THE CHANGE OF NAME TO: Libba Monique Fennell

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40962

A petition has been filed to change the name of Libba Monique Fennell-Johnson to Libba Monique Fennell. The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136497 (1-23)

# **NOTICE**

IN THE MATTER OF: Henrry Jeonathan Ramos

FOR THE CHANGE OF

#### NAME TO: Henry Jonathan Ramos In the Circuit Court for Prince George's County, Maryland

Case No. CAE 19-41087 A petition has been filed to change the name of Henrry Jeonathan Ramos to Henry Jonathan Ramos. The latest day by which an objection to the petition may be filed is February 10, 2020.

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

(1-23)

136499

136498

#### **NOTICE** IN THE MATTER OF:

Maria Julia Frank FOR THE CHANGE OF NAME TO: Julia Frank

**LEGALS** 

#### Prince George's County, Maryland Case No. CAE 19-41096 A petition has been filed to change

In the Circuit Court for

the name of Maria Julia Frank to Julia Frank The latest day by which an objection to the petition may be filed is February 10, 2020.

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

(1-23)

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

REGINA WINSTON Branch Banking & Trust Company Branch Banking & Trust Company Branch Banking & Trust Company EDWARD BARKER & WILLIAM ZIEGLER

Frenchmans Creek Condo Assoc. Occupant Unknown Owners

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7521 RIVERDALE RD CONDO UNIT: 1962, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2266070

ANY UNKNOWN OWNER OF THE PROPERTY 7521 RIVERDALE RD CONDO UNIT: 1962, HY-ATTSVILLE, MD 20784-0000 Parcel No. 20-2266070, 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 19-37038

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2266070 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 1962 RESE T T-DT S/B 10/ 29/ 97 L11742F560 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 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 20-2266070 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 136421

LEGALS

McCabe, Weisberg & Conway, LLC

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5813 COOLIDGE STREET

**CAPITOL HEIGHTS, MARYLAND 20743** 

By virtue of the power and authority contained in a Deed of Trust from

Joseph Hall and Kim Hall aka Kim Barnes, dated June 6, 2007, and recorded

in Liber 28137 at folio 579 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

FEBRUARY 11, 2020

AT 9:33 AM

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

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

restrictions, easements, encumbrances and agreements of record affecting

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

cretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer

is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.

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

(1-16,1-23,1-30)

# ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

JONATHAN & MIRANDA A WILLIAMS ESTATE OF JONATHAN MAR-SHALL WILLIAMS ESTATE OF JONATHAN ALFRED WILLIAMS Occupant

Unknown Owners

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6615 INSEY ST, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0538835

ANY UNKNOWN OWNER OF THE PROPERTY 6615 INSEY ST, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0538835, 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 19-37042

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0538835 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

6,000.0000 SQ.FT. & IMPS. BERK-SHIRE LOT 8 BLK 12

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 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>06-0538835</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy -Test: Mahasin El Amin, Clerk 136410 (1-16,1-23,1-30)

#### **LEGALS**

Plaintiff,

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

DARRELL & EVETTE COLLINS ROLLINSDALE TOWNHOUSE **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 5503 ROLLINS LN, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2005320

ANY UNKNOWN OWNER OF THE PROPERTY 5503 ROLLINS LN, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2005320, 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 19-37037

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2005320 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:

1,500.0000 SQ.FT. & IMPS. ROLLINSDALE LOT 18

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 18-2005320 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin Él Amin, Clerk (1-16,1-23,1-30) 136412

# **ORDER OF PUBLICATION**

Plaintiff,

THORNTON MELLON LLC

RENTAL AA HOME LLC RENTAL AA HOME LLC RENTAL AA HOME LLC PROPHECY HOMEOWNERS AS-SOCIATION INC PROPHECY HOMEOWNERS AS-SOCIATION 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 6502 BUCKLAND CT, FORT WASHINGTON, MD 20744-0000, Parcel No. 12-1365444

ANY UNKNOWN OWNER OF THE PROPERTY 6502 BUCKLAND CT, FORT WASHINGTON, MD 20744-0000 Parcel No. 12-1365444, 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 19-37035

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1365444 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:

1,591.0000 SQ.FT. & IMPS. PROPHECY LOT 2 BLK 39

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 12-1365444 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)136413

#### **LEGALS**

Plaintiff,

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

GUNTHER DEVELOPMENT LLC GUNTHER DEVELOPMENT LLC GUNTHER DEVELOPMENT LLC ALLEN D LORD JACINTO, VACINTO & SUSAN LORD

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 910 NYANGA AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2062206

ANY UNKNOWN OWNER OF THE PROPERTY 910 NYANGA AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2062206, 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 19-37011

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2062206 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:

6,829.0000 SQFT. & IMPS. JEFFER-SON HEIGHTS LOT 9 BLK B

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 18-2062206 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy –Test: Mahasin El Amin, Clerk 136414 (1-16,1-23,1-30)

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

Plaintiff,

SIREESHA JALLI Treetop 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 10109 PRINCE PL CONDO UNIT: 202-9A, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1419514

ANY UNKNOWN OWNER OF THE PROPERTY 10109 PRINCE PL CONDO UNIT: 202-9A, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1419514, 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 19-37032

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1419514 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince In this property of the Prince George's County and the State of Maryland to the Prince I will be to the plaintiff in this proceeding:

6TH SUPPLEMENT ARY PLAT UNIT 202- 9A 1,121.0000 SQ.FT. & IMPS. TREETOP CONDO

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 13-1419514 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

# **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

# 9807 VARUS PLACE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Estate of Earnest Hawkins, Sr. and Estate of Rebecca R. Hawkins, dated June 13, 2005, and recorded in Liber 22568 at folio 470 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

#### FEBRUARY 11, 2020 AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.03% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602408)

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

(1-23,1-30,2-6)

136510

**LEGALS** 

<u>136415</u>

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

#### 211 BOHNHILL DRIVE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Subrina E Allen Miles and Vincent E Miles, dated December 22, 2006, and recorded in Liber 27465 at folio 257 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

#### FEBRUARY 11, 2020 AT 9:35 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41540)

#### 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

136511 (1-23,1-30,2-6)

# 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 case. ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of association dues, it 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

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

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 # 15-616410)

136509 (1-23,1-30,2-6)

Plaintiff,

#### **LEGALS**

Plaintiff,

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

TIMOTHY J & ROSE MARY DRISCILL The Oglethorpe 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 4410 OGLETHORPE ST, HY-ATTSVILLE, MD 20781-0000, Parcel No. 16-1813708

ANY UNKNOWN OWNER OF PROPERTY OGLETHORPE ST, HYATTSVILLE, MD 20781-0000 Parcel No. 16-1813708, 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 19-37030

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 16-1813708 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 201 1,073.0000 SQ.FT. & IMPS. THE OGLETHORPE A C

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 16-1813708 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 (1-16,1-23,1-30) 136416

#### ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

DAMON PARRAN JBN REALTY INVESTMENT INC JBN REALTY INVESTMENT INC JAMES J FITZGIBBONS Occupant Unknown Owners

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1901 COLUMBIA AVE, LAN-DOVER, MD 20785-0000, Parcel No.

LARGO, MD 20774

ANY UNKNOWN OWNER OF THE PROPERTY 1901 COLUMBIA AVE, LANDOVER, MD 20785-0000 Parcel No. 13-1408988, 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 19-37031

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1408988 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LTS 29.30.31.3 2 10,000.0000 SQ.FT. & IMPS. COLUMBIA PARK BLK 23

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>13-1408988</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

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.

12608 LONGWATER DRIVE **BOWIE, MARYLAND 20721** 

By virtue of the power and authority contained in a Deed of Trust from Guy Anthony Williams, Sr., dated March 28, 2005, and recorded in Liber 22022 at folio 347 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

**FEBRUARY 11, 2020** 

AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS

THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a

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

restrictions, easements, encumbrances and agreements of record affecting

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

cretion, for \$106,000.00 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 case.

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

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

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

sate: The payment of the gapment of the gapment of the gapment of the ground refine secretary, 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 # 2013-42657)

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

#### **LEGALS**

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

Plaintiff,

MILDRED M BROWN 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 1443 NOVA AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 06-0442129

ANY UNKNOWN OWNER OF THE PROPERTY 1443 NOVA AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 06-0442129, 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 19-36991

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0442129 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:

6,112.000 SQ.FT. & IMPS. CORAL HILLS LOT 1 BLK 1A

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 06-0442129 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 (1-16,1-23,1-30)136418

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

VANGUARD REALEST INV FIRM LLC

Plaintiff,

VANGUARD REALEST INV FIRM LLC VANGUARD REALEST INV FIRM LLC Monument Bank 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 4210 ALTON ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 06-0537902

ANY UNKNOWN OWNER OF THE PROPERTY 4210 ALTON ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 06-0537902, 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 19-37045

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0537902 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 6.7 AND S 10 FT LOT 8 5,000.0000 SQ.FT & IMPS. BRAD-BURY HEIGHTS BLK 29

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

It is thereupon this 6th day of January, 2020, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of March 2020, and redeem the property with Parcel Identification Number <u>06-0537902</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

(1-16,1-23,1-30)

#### **LEGALS**

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

ANGEL I ANDERSON ANGEL I ANDERSON

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 6306 LIBERIA ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2005429

ANY UNKNOWN OWNER OF THE PROPERTY 6306 LIBERIA ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2005429, 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 19-37036

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2005429 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:

3,502.0000 SQ.FT. & IMPS BOOKER T HOMES LOT 11 BLK C

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 18-2005429 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 136420 (1-16,1-23,1-30)

# **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

RUSSELL F JOINES 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 4415 34TH ST, BRENTWOOD, MD 20722-0000, Parcel No. 17-1900570

ANY UNKNOWN OWNER OF THE PROPERTY 4415 34TH ST, BRENTWOOD, MD 20722-0000 Parcel No. 17-1900570, 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 19-37021

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1900570 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:

3,930.0000 SQ.FT. & IMPS. MOUNT RAINER-RSB LOT 42 BLK 21

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 17-1900570 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 136411 (1-16,1-23,1-30)

# The Prince George's Post

Serving Prince George's County

# 4002 73RD AVENUE HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Chrishana C. Walker, dated December 20, 2016, and recorded in Liber 39269 at folio 225 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

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

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

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

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

(1-23,1-30,2-6)

301.627.0900

# **LEGALS**

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

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

#### **FEBRUARY 11, 2020** AT 9:32 AM

property immediately after the sale. (Matter # 18-603611

136508

# **LEGALS**

136419

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.

# 4501 HOWE AVENUE SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Anthony K. Lutterodt AKA Anthony Lutterodt, dated March 9, 2007, and recorded in Liber 27507 at folio 204 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

#### FEBRUARY 11, 2020 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 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 there often by the purchaser. Condeminium foce and/or homeowyners. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600860)

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

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland 136506 (1-23,1-30,2-6)

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

136507 (1-23,1-30,2-6)

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

#### 11001 ENOCH CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 9, 2007 and recorded in Liber 27330, Folio 206 among the Land Records of Prince George's County, MD, with an original principal balance of \$560,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### FEBRUARY 4, 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 \$57,000 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 reedit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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

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

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

136441 (1-16,1-23,1-30)

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

# (301) 961-6555

#### 1004 DANNET PL. UPPER MARLBORO, MD 20774

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

Under a power of sale contained in a certain Deed of Trust dated November 20, 2007 and recorded in Liber 29094, Folio 740 among the Land Records of Prince George's County, MD, with an original principal balance of \$432,000.00, 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

# FEBRUARY 11, 2020 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk

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

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

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

#### **LEGALS**

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

#### 8620 DEVON HILLS DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 24, 2013 and recorded in Liber 35574, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$102,610.00, 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

#### FEBRUARY 4, 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 Numbered 8620, in Building Numbered Nine (9), of Phase 13-B, in the Condominium Regime known as "Devon Hills 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 \$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 defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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

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

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

136442 (1-16,1-23,1-30)

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

#### 3311 GRAYVINE LA. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 7, 2001 and recorded in Liber 15014, Folio 436 among the Land Records of Prince George's County, MD, with an original principal balance of \$215,992.00, 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

# FEBRUARY 4, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser. chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 313174-2)

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

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

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

#### **LEGALS**

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

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

#### 3601 APPLECROSS PL CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 30, 1991 and recorded in Liber 7969, Folio 678 among the Land Records of Prince George's County, MD, with an original principal balance of \$126,200.00, 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.),

#### FEBRUARY 4, 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 \$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 reedit. All other public and/or private charges on assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a condition to recordation, are payable by purchaser, whether or not purchaser is a long physical possession of the property,

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

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

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

136443 (1-16,1-23,1-30)

Rockville, MD 20852

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

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

#### 920 CARROLL AVE. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated July 23, 2007 and recorded in Liber 28459, Folio 265 among the Land Records of Prince George's County, MD, with an original principal balance of \$227,500.00, 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

# FEBRUARY 4, 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 \$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 essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339441-1)

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

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

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

136513 (1-23,1-30,2-6) 136445 (1-16,1-23,1-30) 136446 (1-16,1-23,1-30)

#### MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 01/31/2020. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9235, 1996 CAR MATE TRAILER VIN# 4PKC714S3TL003720 RACE TRACK AUTO & MARINE 10834 OCEAN GATEWAY **BERLIN** 

LOT#9337, 1997 CLAYTON MO-BILE HOME VIN# CLM066251TN HOLIDAY MOBILE ESTATES INC 7810 CLARK RD **JESSUP** 

LOT#9338, 1995 CLAYTON MO-BILE HOME VIN# CLM062441TN HOLIDAY MOBILE ESTATES INC 7810 CLARK RD **JESSUP** 

LOT#9330, 2010 BMW 328I VIN# WBAPH7G56ANM50108 PASSPORT BMW 4730 AUTH PL SUITLAND

LOT#9351, 2015 CHRYSLER 200 VIN# 1C3CCCEG9FN627971 DARCARS CHRYSLER JEEP NEW CARROLLTON 8100 ANNAPOLIS RD NEW CARROLLTON

LOT#9356, 2013 VOLKSWAGON VIN# WVWHD7AJ6DW085646 MARYLAND MOTOR WERKZ 10307 PARTNERSHIP CT WILLIAMSPORT

LOT#9370, 2015 GMC TERRAIN VIN# 2GKALSEK1F6272675 PRECISION TUNE AUTO CARE 409 RITCHIE HWY SEVERNA PARK

LOT#9372, 2011 MERCEDES VIN# WDCGG8HB2BF527739 T&T AUTO INC 5226 FAIRLAWN AVE **BALTIMORE** 

LOT#9373, 2003 LINCOLN TOWN VIN# 1LNHM82WX3Y633095 EAST WEST LINCOLN 7591 ANNAPOLIS RD LANDOVER

LOT#9374, 2002 STINGRAY 20'3" MD# 3903BM HULL# PNYUSLHED202 TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9375, 1974 PEARSON 30' BOAT MD# 6830V HULL# PEA485400274 TBC @ THE POINT 700 MILL CREEK RD

ARNOLD

ARNOLD

LOT#9376, 1968 OWENS 27' BOAT MD# 6339 L TBC @ THE POINT 700 MILL CREEK RD

LOT#9377, 1974 PEARSON 26' MD# 4371 V HULL# PEA467721073 (ON BOAT) HULL# MDZ49530E574 (ON RECORD)

TBC @ THE POINT 700 MILL CREEK RD ARNOLD

BOAT MD# 5531 AL HULL# MDZ44539E274 (ON RECORD) TBC @ THE POINT

LOT#9378, 1974 PACIFICANA 25'

700 MILL CREEK RD ARNOLD

LOT#9379, 1985 SEA RAY 29' BOAT MD# 5628 AM HULL# SERT2176D585 TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9380, 1988 LUHRS ALURA 30' BOAT MD# 7219AY USCG# 932073 HULL# HUN30254K788 HULL# HUN30254J788 RECORD) NAME ON BOAT: LINDA K

TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9382, 1974 ISLANDER 36' BOAT USCG# 561665 HULL# XLYB3578M74Y NAME ON BOAT: BREESE

TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9389, 1986 BAYLINER 32'1" **BOAT** MD# 2432CR HULL# BL2A86EKE686 USCG# 905655 NAME ON BOAT: MORE NAUTI-NIGHTS TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9390, 1996 CHAPARRAL 28'5" **BOAT** MD# 2189BF HULL# FGBK0413L596 TBC @ THE POINT 700 MILL CREEK RD

LOT#9391, 1962 LAUREL 18' BOAT MD# 9330 G TBC @ THE POINT 700 MILL CREEK RD **ARNOLD** 

LOT#9392, 1984 CATALINA 26'10" **BOAT** MD# 1447 B HULL# CTYL5522M84F TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9393, 1978 SILVERTON 31' **BOAT** MD# 7517 AB HULL# STN01841M78E USCG# 1090876 TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9394, 1976 CAL 29' BOAT MD# 2016 Z HULL# CAB296620176 TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9395, 1978 CAPE DORY 27' MD# 1259 BC HULL# CPDJ0067M78A TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9396, 1995 OMC 27'8" BOAT MD# 3361 BW HULL# BNZ57101F495 TBC @ THE POINT 700 MILL CREEK RD

LOT#9398, 2007 BMW X5 VIN# 4USFE435X7LY79388 KURTZ'S MOBILE GARAGE 39921 CLAIRES DR **MECHANICSVILLE** 

TERMS OF SALE: CASH PUBLIC SALE The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc. 610 Bayard Road Lothian, MD 20711 410-867-9079

(1-16.1-23)136424

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES L HAWKINS

Notice is given that Dana Hawkins, whose address is 227 Castlon Terrace, Upper Marlboro, MD 20774, was on November 25, 2019 appointed Personal Representative of the estate of Frances L Hawkins who died on September 23, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of May, 2020.

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

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

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

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

DANA HAWKINS Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 109404 136427 (1-16,1-23,1-30)

#### **LEGALS**

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 13, 2020

#### **ORDINANCE O-20-06**

AN ORDINANCE concerning Amendment of the Fiscal Year 2019-2020 Budget of the City of Seat Pleasant, as enacted by Ordinance O-19-15, adopted on May 14, 2019, shall be amended for the Grant Revenue received from the Governor's Office of Crime Control and Prevention for the Police Department and the Maryland Affordable Housing Trust for Economic Development Smart Home Program.

#### **RESOLUTION R-20-06**

A RESOLUTION of the Council of the City of Seat Pleasant, Maryland Adopting the Strategic Plan for the City of Seat Pleasant for the Fiscal Years

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

City Hall 311 68th Pl. Seat Pleasant, Maryland 20743-2125

136529 (1-23,1-30)

#### NEW CARROLLTON CHARTER **AMENDMENT RESOLUTION 20-02**

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 20-02 amending the process for filling vacancies in the office of the Mayor and City Council (the "Resolution") on January 15, 2020. The title of the Resolution, which constitutes a fair summary of the amendment of the City Charter, is as follows

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-3 "GOVERNMENT OF THE CITY" TO CHANGE THE METHOD OF FILLING VACANCIES IN THE OFFICE OF THE MAYOR AND ANY COUNCIL MEMBER

The Resolution will become effective on Thursday, March 5, 2020, subject to the provision of Division II, Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 24, 2020. The Resolution shall be posted and available for inspection through February 24, 2020, at the City Municipal Center which is located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain New Carrollton Charter Amendment Resolution 20-02 in its entirety contact Doug Barber, City Clerk at (301) 459-6100 or by email at dbarber@newcarrolltonmd.gov.

The New Carrollton Charter Amendment Resolution 20-01 is also posted on the City of New Carrollton website: newcarrolltonmd.gov/ government/ordinances and resolutions.

The City Council of New Carrollton

136480 (1-23,1-30,2-6,2-13)

#### NEW CARROLLTON CHARTER **AMENDMENT RESOLUTION 20-01**

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 20-01, which increased the membership of the Board of Elections (the "Resolution") on January 15, 2020. The title of the Resolution, which constitutes a fair summary of the amendment of the City Charter, is as follows

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, §C-5 "BOARD OF ELECTIONS" TO INCREASE THE NUMBER OF MEMBERS OF THE BOARD OF ELECTIONS FROM THREE

The Resolution will become effective on Thursday, March 5, 2020, subject to the provisions of Division II, Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 24, 2020. The Resolution shall be posted and available for inspection through February 24, 2020, at the City Municipal Center which is located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain New Carrollton Charter Amendment Resolution 20-01 in its entirety contact Doug Barber, City Clerk at (301) 459-6100 or by email at dbarber@newcarrolltonmd.gov.

The New Carrollton Charter Amendment Resolution 20-01 is also posted on the City of New Carrollton website: newcarrolltonmd.gov/government/ordinances and resolutions.

The City Council of New Carrollton

(1-23,1-30,2-6,2-13) 136481

#### 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 represen-tative or the attorney.

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

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

CURTIS RAY ATKINSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729 Estate No. 115266 136455 (1-16,1-23,1-30) THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: BESSIE L. WILEY Estate No.: 115127

# NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Margaret A Dixon for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on February 18, 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 UPPER MARLBORO, MD 20773-1729

136426 (1-16,1-23)

# **NOTICE**

IN THE MATTER OF: **Edwin Cartwright** 

FOR THE CHANGE OF **Edward Cartwright** 

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-36707

A petition has been filed to change the name of Edwin Cartwright to Edward Cartwright.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136486 (1-23)

# **LEGALS**

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE AD-**MINISTRATION** 

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality

Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3456. Written comments or requests for a hearing must be received on or before February 22, 2020, unless otherwise noted in the Public Notice.

#### Prince George's County

COLLEGE PARK JV, LLC c/o Bozzuto Development Company, with the office address, 6406 Ivy Lane, Suite 700, Greenbelt, Maryland 20770 is proposing to demolish multiple abandoned buildings including commercial buildings, a restaurant, a pool, a hotel and parking lots and develop the site into four mixed use buildings and a parking garage. This development will also include related site amenities and improvements inclusive of parking lots, utilities and stormwater management facilities. The proposed project will not impact any nontidal wetlands or nontidal wetland buffer but it will permanently impact 45 linear feet (421 square feet) of the unnamed tributary to the Northeast Branch of the Anacostia River (use 1 waterway) and it will also permanently impact 71,170 square feet of the 100-year floodplain and will result in an earth cut of 588 cubic yards and an earth fill of 1,282 cubic yards affected within the 100-year floodplain. The project is located at 7200 Baltimore Avenue, in College Park, Prince George's County, Maryland 20740. For more information about the project, please contact Mr. Imtiaz A, Choudhry at (410) 537-3813. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

#### 136533 (1-23)

# **NOTICE**

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

Substitute Trustees/

Defendant(s)

MELVIN COLBERT

MARIA COLBERT 7507 Martha Street District Heights, MD 20747

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23659

Notice is hereby given this 17th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7507 Martha Street, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February. before the 18th day of February, 2020, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of Febru-

ary, 2020.

The report states the purchase price at the Foreclosure sale to be \$195,000.00

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

136484 (1-23,1-30,2-6)

#### PRINCE GEORGE'S **COUNTY GOVERNMENT**

BOARD OF LICENSE COMMISSIONERS

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

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

Applicants for a Special Entertain-

t/a Beclaws Beclaws Enterprise Class B, BLX, Beer, Wine and

Liquor 6450 America Boulevard, Suite 105 Hyattsville, 20782

A Public Hearing will be held on:

February 12, 2020 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Terence Sheppard Director January 17, 2020

136537 (1-23,1-30)

# **LEGALS**

#### PRINCE GEORGE'S **COUNTY GOVERNMENT**

BOARD OF LICENSE COMMISSIONERS

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

NOTICE IS HEREBY GIVEN: That the following establishment has filed for an extension of the hours of

> t/a 5 Sisters 5 Sisters, LLC 12617 Laurel Bowie Road Laurel, 20708

A Public Hearing will be held on:

February 12, 2020 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Terence Sheppard Director

January 14, 2020 136528 (1-23,1-30)

# **NOTICE**

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

Substitute Trustees/

JACQUELINE R. NEVILLE (DECEASED) 11327 Booth Bay Way Bowie, MD 20720

Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28435

Notice is hereby given this 17th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11327 Booth Bay Way, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 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

18th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$205,000,00.

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

136485 (1-23,1-30,2-6)

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