ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Mostafa Elazab to Wyndham Vacation Resorts, Inc., dated June 03, 2011, and recorded, in Liber 32857 at folio 00192 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated February 27, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland,

FEBRUARY 26, 2020 AT 11:00AM

One 879,000/389,331,000 fractional fee simple undivided Designated Vaca-tion Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium'' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 879,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.55 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

LEGALS

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the re-fund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

<u>136727</u>

(2-6,2-13,2-20)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from James P Bonvillain and Rebeccal R Bonvillain to Wyndham Vacation Resorts, Inc., dated November 18, 2012, and recorded, in Liber 34352 at folio 00188 among the Land Records of Prince George's County, Maryland, as modified by As signment of Mortgage, dated February 27, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 233,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 233,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condo minium Declaration, the Community Declaration, and the Declaration of Use Rights.

LEGALS

in Capital Cove at National Harbor, a Condominium (the "Timeshare Project" as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the 'Timeshare Declaration'').

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Own-ership Interest and has been allocated 1,243,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

LEGALS

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 2806 Revnolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

136726

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from John B Covert and Bettilee J Covert to Wyndham Vacation Resorts, Inc., dated June 29, 2009, and recorded, in Liber 31667 at folio 00343 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated February 27, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 1,282,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,282,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the bal-ance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.50 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the re-fund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136728

(2-6,2-13,2-20)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from James P Bonvillain and Rebeccal R Bonvillain to Wyndham Vacation Resorts, Inc., dated November 18, 2012, and recorded , in Liber 34352 at folio 00238 among the Land Records of Prince George's County, Maryland, as modified by As-signment of Mortgage, dated February 27, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 1,243,000/389,331,000 fractional fee simple undivided Designated Va-cation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) lo-cated in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units

| | Plaintiff |
|-----|-----------|
| VS. | |
| | |
| | |

PETER ODAGBODO Prince George's County, Maryland

AND

<u>136729</u>

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3837200, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 15599 SQ.FT. RODGERS SUB LOT 14; ASSMT \$17967 LIB 38500 FL 182; KNOWN AS 1505 BETTIE CT CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39116

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

Prince George's County, described as follows: Tax Account No 3837200, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 15599 SQ.FT. RODGERS SUB LOT 14; ASSMT \$17967 LIB 38500 FL 182; KNOWN AS 1505 BETTIE CT CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County Maryland, once a week for County, Maryland, once a week for three (3) successive weeks, on or be fore the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

| True Copy—Test | |
|-----------------|-----------------|
| Mahasin Él Amir | n, Clerk |
| 136701 | (2-6,2-13,2-20) |

MOSES KOLEADE KOYI Prince George's County, Maryland

AND

FNA DZ. LLC

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2116374, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5000 SQ.F.T & IMPS. JEFFERSON HEIGHTS LOT 10 BLK B; ASSMT \$122167 LIB 40046 FL 437; KNOWN AS 908 NYANGA AVE CAPITOL HEIGHTS 20743.

Defendants

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

CAE 19-39091

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

Prince George's County, described as follows: Tax Account No 2116374, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5000 SQ.F.T & IMPS. JEFFERSON HEIGHTS LOT 10 BLK B; ASSMT \$122167 LIB 40046 FL 437; KNOWN AS 908 NYANGA AVE CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 21st day of February. 2020. fore the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

| True Copy—Test: Mahasin El Amin, | |
|-------------------------------------|-----------------|
| Mahasin Él Amin, | Clerk |
| 136703 | (2-6,2-13,2-20) |

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

6509 PARK HALL DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated May 22, 2007 and recorded in Liber 28128, Folio 77 among the Land Records of Prince George's County, MD, with an original principal balance of \$342,000.00, 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 19, 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any defred water and sewer charges that purports to cover or dechaser. Any deferred water and sewer charges that purports to cover of de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the developer and subholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment arrowment ensistenced or paid off the loan prior to the including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey 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. 342332-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2245 PRINCE OF WALES CT. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated December 9, 2004 and recorded in Liber 21460, Folio 439 among the Land Records of Prince George's County, MD, with an original principal balance of \$156,700.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

FEBRUARY 19, 2020 AT 11:33 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senament agreement, rejustated or paid of the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole relifiedy, in law of equily, stall be the refutition the deposit without the terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub Trustees will conver ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 154859-1)

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

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

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

(1-30,2-6,2-13) 136580

(1-30, 2-6, 2-13)136569

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

14816 DOLPHIN WAY **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006 and recorded in Liber 26457, Folio 665 among the Land Records of Prince George's County, MD, with an original principal balance of \$695,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

FEBRUARY 19, 2020 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$69,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the developer and subject to an annual need of assessment and to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation are payable by purany governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senament agreement, rejustated or paid of the loan prior to the including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improveceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 169785-1)

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

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

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

(1-30.2-6.2-13)

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

136555

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

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

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10107 BALSAM POPLAR PL. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated November 20, 2006 and recorded in Liber 26513, Folio 26 among the Land Records of Prince George's County, MD, with an original principal balance of \$284,000.00, 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

MARCH 3, 2020 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$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 de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 343692-1)

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

136849

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

729 60TH PL. CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 10, 2009 and recorded in Liber 30558, Folio 256 among the Land Records of Prince George's County, MD, with an original principal balance of \$269,815.00, 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

MARCH 3, 2020 AT 11:06 AM

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

The property, and any improvements thereon, will be sold in an "as is" con-dition and subject to conditions, restrictions and agreements of record 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 de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses 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. 198788-1)

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7300 LONGBRANCH DR. A/R/T/A 7300 LONG BRANCH DR. HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated April 26, 2007 and recorded in Liber 27900, Folio 552 among the Land Records of Prince George's County, MD, with an original principal balance of \$319,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 3, 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 \$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 Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any defreed water and cover charges that purpose to the cover charges that purpose to the sale to be paid by the purchaser. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 56177-1)

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

136850

(2-13,2-20,2-27) 136851 (2-13, 2-20, 2-27)

(2-13,2-20,2-27)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs v. Odalisa A. Oglesby, n/k/a Odalisa Antonia Paula-Liriano

AND

Douglas Oglesby

305 Ironshire Place Fort Washington, MD 20744 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-14719

Notice is hereby given this 3rd day of February, 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 con-trary thereof be shown on or before the 3rd day of March, 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 March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$285,000.00. The property sold herein is known as 305 Ironshire Place, 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

(2-13,2-20,2-27) 136823

NOTICE

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

> Substitute Trustees/ Plaintiffs,

vs.

GERMAN SALMERON VILMA SALMERON AKA VILMA ARGUERA AKA VILMA SALMERON AKA VILMA ARGUERA 14012 Railroad Avenue Laurel, MD 20707

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-44263

Notice is hereby given this 30th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 14012 Railroad Avenue, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 2nd day of March, 2020, pro-

NOTICE

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

Jerry N. Howard

AND

Jerry N. Howard, Personal Repre sentative for the Estate of Tanya L. Rainey-Howard

2212 Pecan Lane Bowie, MD 20716

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37098

Defendants

Notice is hereby given this 6th day of February, 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 con-trary thereof be shown on or before the 6th day of March, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succes sive weeks before the 6th day of March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$312,185.09. The property sold herein is known as 2212 Pecan Lane, Bowie, MD 20716.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136869 (2-13,2-20,2-27)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

VS. PATRICIA A. TERRELL 12300 Woodwalk Terrace Bowie, MD 20721 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-22466

Notice is hereby given this 30th 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 12300 Woodwalk Terrace, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of March, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2020. The report states the purchase price at the Foreclosure sale to be \$189,000.00.

NOTICE

LEGALS

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

Orlanda Redman 7705 Michele Drive Hyattsville, MD 20785 Defendant

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-45037

Notice is hereby given this 6th day of February, 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 con-trary thereof be shown on or before the 6th day of March, 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 March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$207,129.50. The property sold herein is known as 7705 Michele Drive, Hyattsville, MD 20785.

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

136868 (2-13,2-20,2-27)

NOTICE

BYRON L. HUFFMAN TERRYE L. JACKSON Substitute Trustees Plaintiffs

BEVERLY HABADA

v.

next.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-42782

Notice is hereby given, this 6th day of February, 2020, by the Circuit Court for Prince George's, Maryland, that the sale of the property described as 7963 Riggs Rd, Unit 3, Hyattsville, MD 20783, mentioned in these proceedings, made and reported by Byron L. Huffman and Terrye L. Jackson be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of March, 2020, next, provided a copy of this Notice be inserted in some newspaper published in said County/City once in each of three successive weeks before the 6th day of March, 2020,

The report states the amount of sale to be \$60,000.00.

NOTICE

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

Aris S. Gbadamosi, a/k/a Silifat Arike Gbadamosi 6966 Hanover Parkway, Unit 300 Greenbelt, MD 20770 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-22439

Notice is hereby given this 6th day of February, 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 con-trary thereof be shown on or before the 6th day of March, 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 March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$135,000.00. The property sold herein is known as 6966 Hanover Parkway, Unit 300, Greenbelt, MD 20770.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy-Test: Mahasin El Amin, Clerk <u>136870</u> (2-13,2-20,2-27)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: WILLIAM A. HENSON Estate No.: 115703

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Lynn Loughlin Skerpon for judicial probate for the appointment of a personal rep-resentative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on March 26, 2020 at 9:30 AM. This begins mergen be transformed as

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.

LEGALS

v.

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

STEVEN N CANFIELD MARGIT R CANFIELD Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1083625, LAUREL 10TH ELECTION DIS-TRICT; N SIDE MAIN ST; 2400 SQ.FT. & IMPS. LAUREL LOT 17 BLK 39; ASSMT \$331900 LIB 05959 FL 844; KNOWN AS 365 MAIN ST LAUREL MD 20707.

Defendants

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

CAE 19-39065

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1083625, LAUREL 10TH ELECTION DIS-TRICT; N SIDE MAIN ST; 2400 SQ.FT. & IMPS. LAUREL LOT 17 BLK 39; ASSMT \$331900 LIB 05959 FL 844; KNOWN AS 365 MAIN ST LAUREL MD 20707.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks on or bethree (3) successive weeks, on or be-fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136585 (1-30,2-6,2-13)

NOTICE

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

Shelina I. Glenn 1123 Quo Avenue Capitol Heights, MD 20743 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-10257

Notice is hereby given this 6th day of February, 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 con-trary thereof be shown on or before the 6th day of March, 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 March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$265,240.00. The property sold herein is known as 1123 Quo Av-enue, Capitol Heights, MD 20743.

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

True Copy-Test: Mahasin El Amin, Clerk 136867 (2-13,2-20,2-27)

NOTICE

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

vs.

Substitute Trustees/ Plaintiffs.

LINDA S. GEHRMANN 9109 3rd Street

Lanham, MD 20706 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07121

Notice is hereby given this 6th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9109 3rd Street, Lanham, MD 20706, 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 March, 2020, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of March, 2020. The report states the purchase price at the Foreclosure sale to be

vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$304,175.15.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136782 (2-6, 2-13, 2-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLYN HAIGLER

Notice is given that John J Haigler, whose address is 45242 Woodhaven Drive, California, MD 20619, was on November 13, 2019 appointed Per-sonal Representative of the estate of Carolyn Haigler, who died on October 23, 2019 without a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 13th day of May, 2020.

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

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

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

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

JOHN J HAIGLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-172

| | Estate No. 115349 | |
|--------|-------------------|--------|
| 136609 | (1-30,2-6,2-13) | 136666 |

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136780 (2-6,2-13,2-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLARENCE A LYLES

Notice is given that Tameka Ransom, whose address is 11996 Roy Hobbs Place, Waldorf, MD 20602, was on November 22, 2019 appointed Personal Representative of the estate of Clarence A Lyles, who died on August 5, 2019 without a will

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of May, 2020.

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

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

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

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

TAMEKA RANSOM Personal Representative

| 29 | Cereta A. Le Register Of Prince Geor P.O. Box 172 Upper Marli | Wills For ge's County | Cereta A. Li Register Of Prince Geof P.O. Box 172 Upper Marl |
|------|---|--------------------------|--|
| 5349 | | Estate No. 115442 | |
| -13) | 136666 | (1-30,2-6,2-13) | 136611 |

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk (2-13,2-20,2-27) 136876

> Erica T. Davis 1401 Rockwille Pike Ste. 650 Rockville, MD 20852 301-738-7685

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEWAN MIGUEL HODO

Notice is given that Lathan Hodo, whose address is 13710 Marianna Drive, Rockville, MD 20853, and Franklin T Hodo II, whose address is 5815 31st Avenue, Hyattsville, MD 20782, was on November 19, 2019 appointed co-Personal Representatives of the estate of Dewan Miguel Hodo, who died on September 15, 2019 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 19th day of May,

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Register of Wills with a copy to the undersigned, on or before the ear-lier 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 co-personal representatives mail or other-wise deliver 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.

LATHAN HODO FRANKLIN T HODO II **Co-Personal Representatives**

WILLS FOR RGE'S COUNTY LBORO, MD 20773-1729 Estate No. 115383

(1-30,2-6,2-13)

CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

(2-13,2-20) <u>136863</u>

Shawn D. Bartley, Esq. Shawn D. Bartley and Associates, LLC 8630 Fenton Street, Suite 917 Silver Spring, MD 20910 301-741-4124

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CORNELIUS HARRIS

Notice is given that Reginald Allen Harris, whose address is 3373 Vineland Place, Dumfries, VA 22026, was on January 23, 2020 appointed Personal Representative of the estate of Cornelius Harris, who died on September 7, 2018 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 23rd day of July, 2020.

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

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

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

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

REGINALD ALLEN HARRIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 114549 136620 (1-30,2-6,2-13)

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

VS.

Substitute Trustees/ Plaintiffs.

LINDA J. RAMSBURG BRUCE D. RAMSBURG 6121 Montrose Road Cheverly, MD 20785 ARTA Hyattsville, MD 20785 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28486

Notice is hereby given this 21st day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 6121 Montrose Road, Cheverly, MD 20785, ARTA Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of 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

21st day of February, 2020. The report states the purchase price at the Foreclosure sale to be 325,000.00.

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

(1-30,2-6,2-13)

136612

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

MARY LOU JOHNSON

Estate No.: 115776

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis 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

April 7, 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 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PRINCE GEORGE'S COUNTY CERETA A. LEE CERETA A. LEE P.O. Box 1729 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 136775 (2-6, 2-13)136777

MAHASIN EL AMIN

\$235,000.00.

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

(2-13,2-20,2-27) 136871

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: DELORES JACKSON

Estate No.: 115496

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Anthony Jackson for judicial probate of the will dated 05/12/2016 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on March 25, 2020 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

136776 (2-6, 2-13)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

> In The Estate Of: DELORES JACKSON

Estate No.: 115496

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe-

tition has been filed by Jasmine C. Perry for judicial probate of the will dated 05/12/2016 and for the appointment of a personal representa-tive. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on March 25, 2020 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-tained by reviewing the estate file in the OG end the Decision of Willing the Office of the Register of Wills.

UPPER MARLBORO, MD 20773-1729 (2-6,2-13)

COHN, GOLDBERG & DEUTSCH, L.L.C. 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 aka Deborah C. Purcell, and John Truman Purcell, Jr., 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 MARCH 3, 2020 AT 11:30 AM.

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

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

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

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

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**

911 SHADY GLEN DRIVE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Cheryl Feeling, dated March 21, 2009 and recorded in Liber 30510, Folio 28 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on January 15, 2014 in the Land Records of Prince George's County at Liber No. 35546, Folio 606, with an original principal balance of \$206,951.00, and an orig-inal interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex. If courthouse is closed due to incloment Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on MARCH 3, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Nets its assignment of designment that purchaser is a purchaser of the substitute the substitute that the substit the substitute that the substit the s 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 other available remedies, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

> > **LEGALS**

will.

July, 2020.

following dates:

decedent's death; or

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

THEMLA GIVENS RICHARDS

Notice is given that Yolanda S

Richards, whose address is 4012 22nd Avenue, Temple Hills, MD

20748, was on January 3, 2020 ap-

pointed Personal Representative of the estate of Thelma Givens Richards

who died on June 15, 2017 with a

Further information can be ob-tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

All persons having any objection to the appointment (or to the pro-

bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 3rd 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 under-signed on or before the earlier of the

(1) Six months from the date of the

decedent's death, except if the dece-

dent died before October 1, 1992,

nine months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that

the claim will be barred unless the creditor presents the claims within

two months from the mailing or

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

YOLANDA S RICHARDS

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

136864

other delivery of the notice.

IN THE ESTATE OF

tative or the attorney.

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**

15802 BUXTON PLACE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Charles Melvin Hawkins, Jr. and Lisa Marie Clark-Hawkins, dated December 15, 2016 and recorded in Liber 39156, Folio 143 among the Land Records of Prince George's County, Maryland, with an original princi-pal balance of \$404,858.00, and an original interest rate of 3.250%, 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 MARCH 3, 2020 AT 11:30 AM.

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

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

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

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

(2-13, 2-20, 2-27)

(2-13,2-20,2-27)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAURENCE H HINDS

Notice is given that Nancy B Pat-ton, whose address is 6220 Gothic Lane, Bowie, MD 20720, was on December 30, 2019 appointed Personal Representative of the estate of Laurence H Hinds who died on December 11, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of June, 2020.

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

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

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

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

NANCY B PATTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115763 (2-13,2-20,2-27) 136865

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF BRENDA VICTORIA SUTTON

Notice is given that Lonnie E Sutton, whose address is 7825 Klovstad Drive, Waldorf, MD 20601, was on February 3, 2020 appointed Per-sonal Representative of the estate of Brenda Victoria Sutton, who died on November 23, 2019 without a will.

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

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

LONNIE E SUTTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115833 136866 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIE HENRY GOFF

136796

Notice is given that Sharron H Harrison, whose address is 6835 Jade Court, Capitol Heights, MD 20743, and Carroll O Henry, whose address is 5915 2nd Place NW, Washington, DC 20011 were on February 6, 2020 appointed co-personal representatives of the small estate of Marie Henry Goff, who died on December 21, 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 co-personal representatives or the attorney.

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

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

(2) Thirty days after the co-personal représentatives mail or otherwise deliver to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the cred-itor presents the claim within thirty days from the mailing or other delivery of the notice.

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

SHARRON H HARRISON CARROLL O HENRY **Co-Personal Representatives**

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 116016

136862 (2-13)

SMALL ESTATE

136797

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEBORAH PARKER AKA DEBORAH LEE PARKER

Notice is given that Janelle S Parker, whose address is 15801 Easingwold Lane, Upper Marlboro, MD 20774, was on February 6, 2020 appointed personal representative of the small estate of Deborah Parker, who died on January 19, 2020 without a will.

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

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

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

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

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

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

JANNELLE S PARKER Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 115810 Estate No. 116186 (2-13,2-20,2-27) 136859

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES GRADY RING

Notice is given that Jennifer F Hendrickson, whose address is 6011 Parkway Drive, Laurel, MD 20707, was on January 30, 2020 appointed personal representative of the small estate of Charles Grady Ring who died on December 24, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

JENNIFER F HENDRICKSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 116112 (2-13) 136860

ADVERTISE! in The Prince George's Post

Call Today 301-627-0900

(2-13)

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

13102 BAY HILL DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated March 15, 2006 and recorded in Liber 24766, Folio 180 among the Land Records of Prince George's County, MD, with an original principal balance of \$506,300.00, 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

FEBRUARY 25, 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 \$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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered

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

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

Substitute Trustees

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

(2-6,2-13,2-20)

136684

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

14617 CAMBRIDGE DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006 and recorded in Liber 26434, Folio 571 among the Land Records of Prince George's County, MD, with an original principal balance of \$400,000.00, 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 25, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is ko floss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid of the loan prior to the sale is subject to post-sale audit of the status of the loan with the loan se

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

(2-6,2-13,2-20) 136685

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

3114 PYLES DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 30, 2002 and recorded in Liber 16823, Folio 419 among the Land Records of Prince George's County, MD, with an original principal balance of \$149,816.00, 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 25, 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered

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

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

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

(2-6,2-13,2-20)

<u>136683</u>

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

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

150 JOYCETON TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 31, 2012 and recorded in Liber 34164, Folio 582 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,000.00, 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 25, 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 \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and orch owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340581-1)

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1507 WARREN AVE. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated December 11, 2009 and recorded in Liber 31312, Folio 519 among the Land Records of Prince George's County, MD, with an original principal balance of \$245,471.00, 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 25, 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342918-1)

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated March 26, 2008 and recorded in Liber 29549, Folio 44 among the Land Records of Prince George's County, MD, with an original principal balance of \$236,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 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 described as Unit 1903, Phase 9, in the Condominium regime known as "Condominium Plat Phase 9, Watkins Place Section Two Condominium" and more fully described in the aforesaid Deed of Trust.

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

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

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

136686

(2-6,2-13,2-20) 136687

(2-6,2-13,2-20) 136689

(2-6,2-13,2-20)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Vernon Ignatius Thomas and Rosetta Butler-Thomas to Wyndham Vacation Resorts, Inc., dated July 22, 2016, and recorded , in Liber 38712 at folio 00328 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated February 27, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 294,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Har-bor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timechara Declaration") Timeshare Declaration")

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 294,000 Points at the time of pur-chase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declara-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the bal-ance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.74 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

LEGALS

minium Declaration, the Community Declaration, and the Declaration of Use Rights

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balfinds, will be required of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.15 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining pos-session of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-6.2-13.2-20)

<u>136731</u>

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Willie R Williams and Cathy C Williams to Wyndham Vacation Resorts, Inc., dated October 23, 2017, and recorded, in Liber 40566 at folio 00113 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated February 27, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 250,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Harrison Liddell and Diane L Liddell to Wyndham Vacation Resorts, Inc., dated April 11, 2017, and recorded, in Liber 39851 at folio 00022 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 11, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 582,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 582,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condo-minium Declaration, the Community Declaration, and the Declaration of Use Rights

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining pos-session of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

chasei

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit with-out interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

<u>136730</u>

(2-6,2-13,2-20)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Louise Young to Wyndham Vacation Resorts, Inc., dated October 02, 2017, and recorded, in Liber 40609 at folio 00428 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated February 27, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 231,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 231,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condo-

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 250,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use **Rights**

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.06 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining pos-session of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

NOTICE

IN THE MATTER OF: Tyne Tiabon Nicole McGee

<u>136733</u>

FOR THE CHANGE OF NAME TO: Tyne Tiabon Nicole McGee Ori

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-02088

A petition has been filed to change the name of Tyne Tiabon Nicole McGee to Tyne Tiabon Nicole McGee Ori.

The latest day by which an objection to the petition may be filed is March 2, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136812 (2-13)

NOTICE

IN THE MATTER OF: Helen Delois Joyner

FOR THE CHANGE OF NAME TO: Helen Delores Joyner

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

Case No. CAE 20-02113

A petition has been filed to change the name of Helen Delois Joyner to Helen Delores Joyner.

The latest day by which an object tion to the petition may be filed is March 2, 2020.

| Mahasin I | El Amin |
|--------------------|-----------------|
| Clerk of the Cir | cuit Court for |
| Prince George's Co | ounty, Maryland |
| 136813 | (2-13) |
| | |
| ТЦ | E |



LEGAL NOTICE CITY OF BOWIE, MD

Ordinance O-1-20 Repealing and Re-enacting Chapter 2, "Adminis-Re-enacting Chapter 2, "Adminis-tration", Article V, "Public Ethics", to Amend Section 2-71.F., "Financial Disclosure-Elected Officials and Candidates to be Elected Officials"

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on February 3, 2020.

> ALFRED D. LOTT City Manager

| 136791 | (2-13) |
|--------|--------|
| | |

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 operation:

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

4400 Rhode Island Avenue North Brentwood, 20722

A Public Hearing will be held on:

March 4, 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 pub-lic 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 February 6, 2020

136794

(2-13, 2-20)

(2-6,2-13,2-20)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the follow-ing 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 02/21/2020** 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#9305, 2004 MACGREGOR 25' BOAT PA# 7566CR HIN# MACM0217I304 TIDEWATER MARINA 100 BOURBON ST HAVRE DE GRACE

LOT#9353, 2013 CHRYSLER 300 VIN# 2C3CCAET2DH510059 DARCARS CHRYSLER JEEP DODGE OF NEW CARROLLTON 8100 ANNAPOLIS RD NEW CARROLLTON

LOT#9361, 2010 SUBARU LEGACY VIN# 4S3BMCJ60A3244362 LOTHIAN SUNOCO 5511 SOUTHERN MD BLVD LOTHIAN

LOT#9362, 2012 NISSAN SENTRA VIN# 3N1AB6AP3CL639089 LOTHIAN SUNOCO 5511 SOUTHERN MD BLVD LOTHIAN

LOT#9367, 2011 BMW 328I VIN# WBAPH7G52BNM58496 WOODSBORO AUTO SALES **5 COUNCIL DR** WOODSBORO

LOT#9371, 2003 LAND ROVER DISCOVERY VIN# SALTR16483A787662 PRECISION TUNE AUTO CARE OF HUNT VALLEY 11015 YORK RD HUNT VALLEY

LOT#9399, 2000 TOYOTA SIENNA VIN# 4T3ZF13C4YU258434 ABDULLAI AUTO 2215 N. MONROE ST BALTIMORE

LOT#9340, 2013 CHEVROLET 3500 VIN# 1GC4K1C86DF243303 CRAZY CHRIS AUTO REPAIR 5828 KIRBY RD CLINTON

LOT#9400, 2010 BUICK LACROSSE VIN# 1G4GE5EV1AF285996 CSE AUTOMOTIVE 6306 OLD BRANCH AVE TEMPLE HILLS

STATE OF MARYLAND

CIRCUIT COURT FOR PRINCE **GEORGE'S COUNTY** CASE NUMBER:

CAE19-37860 Eric Kriemelmeyer, PR

Estate of Dorothy Jane Klemer Plaintiff,

Wanda Dawson

Defendant

NOTICE

Notice to Wanda Dawson of parts unknown

A Motion has been filed with the Circuit Courts of Calvert County and Prince George's County that ask for Quiet Title and Declaratory Judgement in the case of the Living Trust of D. Jane Klemer. You are named as a party in the case.

To participate in this case, please contact the Law Offices of Richard M. McGill at 5303 W. Court Drive, Upper Marlboro, MD 20772 or call 301-627-5222.

There is no hearing on this matter scheduled, to date.

136725 (2-6,2-13,2-20)

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

Timya Callahan 15605 Dorset Road Laurel, MD 20707

v.

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-20782

Notice is hereby given this 21st 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 con-trary thereof be shown on or before the 21st 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 21st day of February, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$65,500.00. The property sold herein is known as 15605 Dorset Road, Laurel, MD 20707.

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

True Copv-Test:

LEGALS

ORDER OF PUBLICATION FNA DZ, LLC

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS. ESTATE OF MARY L ANDERSON

PNC BANK, NATIONAL ASSOCI-ATION CAROL LEET, TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0274712, PISCATAWAY 5TH ELECTION DISTRICT; 26266 SO.FT. & IMPS. FORT WASHINGTON FO LOT 2 BLK D; ASSMT \$293400 LIB 02165 FL 152; KNOWN AS 12600 OLD FORT RD FORT WASHINGTON MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-37082

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

this proceeding:

Prince George's County, described as follows: Tax Account No 0274712, PISCATAWAY 5TH ELECTION DISTRICT; 26266 SQ.FT. & IMPS. FORT WASHINGTON FO LOT 2 BLK D; ASSMT \$293400 LIB 02165 FL 152; KNOWN AS 12600 OLD FORT RD FORT WASHINGTON MD 20744.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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

Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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

encumbrances

True Copy—Test: Mahasin El Amin, Clerk

(<u>1-30,2-6,2-13)</u> 136586

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

KENNETH EARL DAVIS SR

Notice is given that Kenneth E Davis Jr, whose address is 11315 Long Branch Way, Fredericksburg, VA 22408, was on January 29, 2020 appointed Personal Representative of the estate of Kenneth Earl Davis Sr who died on January 4, 2005 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.

KENNETH E DAVIS IR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115612 136788 (2-6, 2-13, 2-20)

ORDER OF PUBLICATION

FNA DZ, LLC

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Plaintiff VS.

JONAH ROBERT BIRNBAUM Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1657519, BOWIE 14TH ELECTION DIS-TRICT; LOTS 54.55.56 & 57; 10,000 SQ.FT. BOWIE BLK 24; ASSMT \$60600 LIB 38777 FL 394; KNOWN AS 13118 6TH ST BOWIE MD 20720 Defendants

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

CAE 19-39069

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1657519, BOWIE 14TH ELECTION DIS-TRICT; LOTS 54.55.56 & 57; 10,000 SQ.FT. BOWIE BLK 24; ASSMT \$60600 LIB 38777 FL 394: KNOWN AS 13118 6TH ST BOWIE MD 20720.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by e 24th day of March, 2020, and re deem the property herein described and answer the complaint or thereafter a final judgment will be en tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

136587 (1-30,2-6,2-13)

NOTICE

IN THE MATTER OF: Islea Marie Cypress Fitcheard

FOR THE CHANGE OF NAME TO Islea Marie Cypress Simmons

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-01718

A petition has been filed to change the name of (Minor Child(ren)) Islea Marie Cypress Fitcheard to Islea Marie Cypress Simmons.

The latest day by which an objection to the petition may be filed is March 2, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136811 (2-13)

Robert Y Clagett 14804 Pratt Street Suite 201 Upper Marlboro, MD 20772 301-629-3325

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY PORTER DUVALL

Notice is given that William B.C. Addison, whose address is 14540 Candy Hill Road, Upper Marlboro, MD 20772, was on January 27, 2020 appointed personal representative of the small estate of Mary Porter Duvall who died on December 18, 2019 with a will.

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

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

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

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

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

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

LOT#9401, 2009 MERCEDES E350 VIN# WDBUF87X59B437588 CLASSIC AUTO BODY 11725 PIKA DR WALDORF

LOT#9402, 2019 VOLKSWAGON JETTA VIN# 3VWC57BU5KM163702 BALTIMORE BODY SHOP 2720 SISSON ST BALTIMORE

LOT#9403, 2005 GMC ENVOY VIN# 1GKDT13S952177867 SOUTHERN MARYLAND AUTO REPAIR 6530 BENSVILLE RD POMFRET

LOT#9404, 2009 ACURA TL VIN# IH4CU26629C022083 INNER CITY TOWING 2533 BAKER ST BALTIMORE

LOT#9405, 2007 PORSCHE CARRERA VIN# WP0CB29997S777134 CHAVIS PERFORMANCE & ENGI-NEERING 13109 LONG GREEN PIKE HYDES

LOT#9406, 2011 BUICK ENCLAVE VIN# 5GAKVBED4BJ137877 CLASSIC AUTO BODY 11725 PIKA DR WALDORF

LOT#9407, 2012 INFNITI G37X VIN# JN1CV6AR2CM973668 LOTHIAN SUNOCO 5511 SOUTHERN MD BLVD LOTHIAN

LOT#9409, 2001 MERCEDES S500 VIN# WDBNG75J31A225616 ROGER HOLMES UPHOLSTERY 2005 ASHBURTON ST BALTIMORE

LOT#9410, 2010 ACURA TL VIN# 19UUA9F59AA005717 MILSTONE AUTO SALES LLC 5301 REISTERSTOWN RD BALTIMORE

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

(2-6,2-13)

136783

Mahasin El Amin, Clerk (1-30,2-6,2-13) 136615

Mahasin El Amin, Clerk (1-30,2-6,2-13) 136600

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LASCELLES WILLIAMSON

Notice is given that Donna V Allen Williamson, whose address is Marlboro, MD 20774, was on January 8, 2020 appointed Personal Rep-resentative of the estate of Lascelles Williamson, who died on November 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 represen-tative or the attorney.

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

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

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

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

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

DONNA V ALLEN WILLIAMSON Personal Representative

| CERETA A. LEE | |
|------------------|-------------------|
| REGISTER OF WILL | s For |
| PRINCE GEORGE'S | County |
| P.O. Box 1729 | |
| UPPER MARLBORO, | MD 20773-1729 |
| | |
| | Estate No. 115371 |
| 136610 | (1-30,2-6,2-13) |

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

SHERRY HANG HOMEBRIDGE FINANCIAL SERVICES INC SILK ABSTRACT CO. TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1179985, **BRANDYWINE 11TH ELECTION** DISTRICT; 20026 SQ.FT. & IMPS. HEATHERWICK PLAT 1 LOT 33 BLK A; ASSMT \$247500 LIB 38293 FL 318; KNOWN AS 12701 LUSBYS LN BRANDYWINE MD 20613.

Defendants

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

CAE 19-39066

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: this proceeding:

Prince George's County, described as follows: Tax Account No 1179985, BRANDYWINE 11TH ELECTION DISTRICT; 20026 SQ.FT. & IMPS. HEATHERWICK PLAT 1 LOT 33 BLK A; ASSMT \$247500 LIB 38293 FL 318; KNOWN AS 12701 LUSBYS LN BRANDYWINE MD 20613.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

ROBIN BURCH Prince George's County, Maryland AND

VS.

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1676030, BOWIE 14TH ELECTION DIS-TRICT; LOTS 39.40.41; 7,500 SQ.FT. BOWIE BLK 14; ASSMT \$50300 LIB 36173 FL 591; KNOWN AS 13008 6TH ST BOWIE MD 20715.

Defendants In the Circuit Court for

Prince George's County, Maryland Civil Division CAE 19-39070

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1676030, BOWIE 14TH ELECTION DIS-TRICT; LOTS 39.40.41; 7,500 SQ.FT. BOWIE BLK 14; ASSMT \$50300 LIB 36173 FL 591; KNOWN AS 13008 6TH ST BOWIE MD 20715.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and re-deem the property herein described and answer the complaint or there-after a final judgment will be enafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136588 (1-30,2-6,2-13)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

Linda M. Brown 14405 Laurel Place, Suite 316 Laurel, MD 20707

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH PATRICK KENNEDY

Notice is given that Mary D Kennedy, whose address is 29 Lower Crest Street, Zirconia, NC 28790, was on December 19, 2019 appointed Per-sonal Representative of the estate of Joseph Patrick Kennedy who died on November 22, 2019 with a will.

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

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this willing a conter written or other written and the context of th 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 D KENNEDY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115654 (2-6,2-13,2-20) 136784

WILLIAM B.C. ADDISON Personal Representative

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

136861

Estate No. 116058 (2-13)

Robert M. Burke 300 Charles Street PO Box 2283 La Plata, Maryland 20646 240-349-2768

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DALE LEE CLARKSTON

Notice is given that Edward C. Clarkston, whose address is 14107 Owings Avenue, Brandywine, MD 20613, was on December 27, 2019 appointed Personal Representative of the estate of Dale Lee Clarkston who died on November 19, 2018 with a will.

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

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

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

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

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

EDWARD C. CLARKSTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 113292 136785 (2-6,2-13,2-20)

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

9044 TRUMPS HILL RD. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated October 31, 2016 and recorded in Liber 39032, Folio 451 among the Land Records of Prince George's County, MD, with an original principal balance of \$486,034.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.). on

FEBRUARY 19, 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or deray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of dood progration including but not limited tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 323695-2)

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

(1-30,2-6,2-13)

136558

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

8504 HEATHERMORE BLVD. A/R/T/A 8504 HEATHERMORE BLVD. EAST UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 20, 2007 and recorded in Liber 29715, Folio 8 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 19, 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" confition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prenayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from coid recels over it such surplus recults from improveceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339466-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5307 ROBLEE DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated March 15, 2007 and recorded in Liber 27542, Folio 114 among the Land Records of Prince George's County, MD, with an original principal balance of \$238,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

MARCH 3, 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or deray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 335961-1)

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

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

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

<u>13</u>6852

(1-30,2-6,2-13)

(2-13,2-20,2-27)

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

136557

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

6003 Executive Boulevard, Suite 101

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2243 ANVIL LA. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated December 20, 2006 and recorded in Liber 27216, Folio 81 among the Land Records of Prince George's County, MD, with an original principal balance of \$221,647.00, 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 25, 2020 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339847-1)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

16411 ELYSIAN LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated March 24, 2006 and recorded in Liber 26005, Folio 705 among the Land Records of Prince George's County, MD, with an original principal balance of \$305,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 2020 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 316902-1)

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

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

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

> (2-6,2-13,2-20) 136560

Rockville, MD 20852 (301) 961-6555

BWW LAW GROUP, LLC

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14106 CHIVAS CIR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated October 11, 2007 and recorded in Liber 29798, Folio 460 among the Land Records of Prince George's County, MD, with an original principal balance of \$464,000.00, 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 19, 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 af-fecting 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 defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the purchaser's call a they are partial in a they are partial. Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 337193-5)

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

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

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

(1-30,2-6,2-13)

(2-6,2-13,2-20) 136691

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

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

3015 COURTSIDE ROAD BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Jean E. Thompson, dated February 23, 2007 and recorded in Liber 28246, Folio 545 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an original interest rate of 7.800%, 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 courtbourge of provide the terms in decoded the terms is decoded to be a substitute to the substitute of the substitute Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on MARCH 3, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$56,000,00 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 Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, 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 (2-13, 2-20, 2-27)

> > vs.

NOTICE

Substitute Trustees

Plaintiffs,

Defendant(s).

VS.

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

Rockville, MD 20852

SHAWN C. TATE EVELYN R. TATE

9703 Prince William Drive Brandywine, MD 20613

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-25061

Notice is hereby given this 6th day of February, 2020, by the Circuit

Court for Prince George's County, Maryland, that the sale of the prop-

erty mentioned in these proceedings and described as 9703 Prince William Drive, Brandywine, MD

20613, made and reported by the

Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless

cause to the contrary thereof be

shown on or before the 6th day of

March, 2020, provided a copy of this NOTICE be inserted in some

weekly newspaper printed in said County, once in each of three succes-

sive weeks before the 6th day of

The report states the purchase

price at the Foreclosure sale to be

MAHASIN EL AMIN

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

NOTICE

Emily Elizabeth Lemus Jimenez

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 20-02576

A petition has been filed to change the name of Emily Elizabeth Munoz to Emily Elizabeth Lemus Jimenez.

The latest day by which an objec-

tion to the petition may be filed is

Mahasin El Amin

Clerk of the Circuit Court for

Prince George's County, Maryland

(2-13)

(2-13,2-20,2-27)

True Copy—Test: Mahasin El Amin, Clerk

IN THE MATTER OF:

Emily Elizabeth Munoz

FOR THE CHANGE OF

NAME TO

March 2, 2020.

136821

March, 2020.

\$208.000.00

136872

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

8100 JORDAN PARK BOULEVARD DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Josefina Marshall and Robert G. Marshall, dated December 18, 2015 and recorded in Liber 37751, Folio 027 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$147,283.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 3, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

LEGALS

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

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

610 MAIN STREET UNIT #207 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Glenn Abraham, dated August 18, 2006 and recorded in Liber 26670, Folio 593 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$179,900.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 3, 2020 AT 11:30 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed in the aforesaid Deed of Trust. The property being sold is a con-dominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 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 reself the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, 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

136800

VS.

LEGALS

LEGALS

VS.

NOTICE

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

> Substitute Trustees/ Plaintiffs,

vs. JANET R. REDHI

7929 Mandan Road Unit 303 Greenbelt, MD 20770

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27551

Notice is hereby given this 31st 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 7929 Mandan Road, Unit 303, 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 2nd day of March, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$117,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 136822 (2-13,2-20,2-27)

NOTICE

IN THE MATTER OF: **Greta Deborah Jones-Sanders**

FOR THE CHANGE OF NAME TO Greta Deborah Leandras Jones-Sanders

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

Case No. CAE 20-02396

A petition has been filed to change the name of Greta Deborah Jones-Sanders to Greta Deborah Leandras Jones-Sanders.

The latest day by which an objection to the petition may be filed is March 2, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136819 (2-13)

NOTICE

136799

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

> Substitute Trustees/ Plaintiffs,

BARRY J ALLEN JOAN K. ALLEN (DECEASED) 12706 Prospect Knolls Drive Bowie, MD 20720

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12052

Notice is hereby given this 6th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12706 Prospect Knolls Drive, Bowie, MD 20720, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of March, 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

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136873 (2-13,2-20,2-27)

NOTICE

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

(2-13,2-20,2-27)

Substitute Trustees/ Plaintiffs, JUANITA GARY KEITH BUTLER (DECEASED)

6238 Joe Klutsch Drive Fort Washington, MD 20744 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-17621

Notice is hereby given this 6th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6238 Joe Klutsch Drive, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of March, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$209.000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>136874</u> (2-13,2-20,2-27)

NOTICE IN THE MATTER OF:

Jamia Angela Cherry FOR THE CHANGE OF

NAME TO: Jamia Angela Luckett

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-00875

A petition has been filed to change the name of (Minor Child(ren)) Jamia Angela Cherry to Jamia Angela Luckett.

The latest day by which an objection to the petition may be filed is March 2, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136807 (2-13)

NOTICE

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

> Substitute Trustees/ Plaintiffs.

GEORGIA L. ADAMS LEE C. ADAMS SR. (DECEASED) 2407 Kegwood Lane Bowie, MD 20715 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21111

Notice is hereby given this 6th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2407 Kegwood 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 March, 2020, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

6th day of March, 2020. The report states the purchase price at the Foreclosure sale to be \$291.000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (2-13,2-20,2-27) 136875

NOTICE

IN THE MATTER OF: Asha Tane Taylor

FOR THE CHANGE OF NAME TO: Zindzi Aya Janaan

March 2, 2020.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-01365

A petition has been filed to change the name of Asha Tane Taylor to

Zindzi Aya Janaan. The latest day by which an objection to the petition may be filed is

| Mahasin El Ami Clerk of the Circuit Co Prince George's County, | ourt for |
|--|----------|
| 136808 | (2-13) |

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 20-O-01

On February 3, 2020, the Common Council adopted, and on February 3, 2020 the Mayor signed, Legislative Resolution 20-O-01, which amends Chapter 9 "Traffic and Vehicles", Ar-ticle 1, "Traffic", Section 9-104, "Parking" and Section 9-106, "Re-stricted Traffic Flow" of the Code of Ordinance of the Town of Univer Ordinances of the Town of University Park to prohibit parking on the south side of Underwood Street 93 feet from its intersection with Queens Chapel Road, and on the east side of Queens Chapel Road 95 feet north from its intersection with Underwood Street, and to restrict turning onto Underwood Street in an eastbound direction from its intersection with Queens Chapel Road, from 7:00 a.m. to 9:00 a.m. on school days.

A copy of the Legislative Resolu-tion shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 14 2020. The ordinance will take effect on February 23, 2020, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK

Lenford C. Carey, Mayor

Suellen M. Ferguson, Esq. Town Attorney

136792

(2-13)

NOTICE

IN THE MATTER OF: Alonzo Leon Plowden II

FOR THE CHANGE OF NAME TO: Alonzo Leon Y'hudah

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

Case No. CAE 20-01541

A petition has been filed to change the name of Alonzo Leon Plowden II to Alonzo Leon Y'hudah.

The latest day by which an objection to the petition may be filed is March 2, 2020.

| Mahasin El A | min |
|-----------------------|--------------|
| Clerk of the Circuit | |
| Prince George's Count | ty, Maryland |
| 136809 | (2-13) |

Brittney Susan Maring

Prince George's County, Maryland

A petition has been filed to change ing.

tion to the petition may be filed is March 2, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136806 (2-13)

NOTICE

IN THE MATTER OF: **Brittney Susan Livingston**

FOR THE CHANGE OF NAME TO:

In the Circuit Court for

Case No. CAE 19-31278

the name of Brittney Susan Liv-ingston to Brittney Susan Mar-

The latest day by which an objec-

6th day of March, 2020. The report states the purchase price at the Foreclosure sale to be \$275,000.00.

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

18422 SHANNA DRIVE ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Johnnie Jackson and Mary Jackson, dated July 9, 2012 and recorded in Liber 34221, Folio 579 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$386,800.00, 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 MARCH 3, 2020 AT 11:30 AM.

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

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

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

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

136801

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

6206 DIMRILL COURT FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Michael D. Muse, dated October 25, 2006 and recorded in Liber 26369, Folio 95 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,600.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 3, 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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail 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 result of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, 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 (2-13,2-20,2-27)

136802

(2-13,2-20,2-27)

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

> 4526 POWDER MILL ROAD BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Charles Obiekwe and Kimberlyn Obiekwe, dated May 11, 2007 and recorded in Liber 27912, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH **3, 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

136805

(2-13,2-20,2-27)

The Prince George's Post

Your Newspaper of Legal Record

IT PAYS TO ADVERTISE Events, Businesses, Legal Notices

Email Brenda at bboice@pgpost.com TODAY! for a free quote

Have a news story or calendar event? Email the editor at pgpost@gmail.com

Call (301) 627-0900 • Fax (301) 627-6260 Online at <u>www.pgpost.com</u>

Serving Prince George's County Since 1932

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Linda L Stigile to Wyndham Vacation Resorts, Inc., dated November 28, 2017, and recorded, in Liber 40908 at folio 00400 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 11, 2019, and at the request of the party secured in the terms and con-ditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 1,707,500/2,855,944,500 fractional fee simple undivided Standard Va-cation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,707,500 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

LEGALS

payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale confirmation and audit of the status of the loan with the loan servicer in-cluding, 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136735

(2-6,2-13,2-20)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Lin-wood Nelson and Shayla Mitchell to Wyndham Vacation Resorts, Inc., dated April 02, 2018, and recorded, in Liber 41022 at folio 00125 among the Land Records of Prince George's County, Maryland, as modified by As-signment of Mortgage, dated April 11, 2019, and at the request of the party orcured in the target and enditions thereof the undersigned assignment will secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 345,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration")

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 345,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as de-

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Mostafa I Elazab to Wyndham Vacation Resorts, Inc., dated June 28, 2012, and recorded, in Liber 33951 at folio 00094 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 11, 2019, and at the request of the party secured in the terms and con-ditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 2,859,500/2,855,944,500 fractional fee simple undivided Standard Va-cation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "imeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 2,859,500 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the sale shall be null and void, and the Pur-chaser's sole remedy, in law or equity, shall be the return of his deposit with-out interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

136734

(2-6,2-13,2-20)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Robert L Edwards and Deborah A Edwards to Wyndham Vacation Resorts, Inc., dated June 28, 2008, and recorded, in Liber 31128 at folio 00395 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 11, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 546,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Har-bor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timechara Declaration") Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 546,000 Points at the time of pur-chase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the bal-ance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.49 percent per annum from the date of sale to the date of delivery of

scribed in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use **Rights**

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) day after final ratification of the sale by the Circuit Court for Prince George' County, Maryland, time being of the essence, with interest thereon at the rate of 16.49 percent per annum from the date of sale to the date of delivery o payment to the trustee. Provided, however, that if the holder of the securec note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty o any kind. The property is being sold subject to all conditions, covenants, re strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining pos session of the property and shall assume the risk of loss from the time of sale

In the event the assignee is unable to convey to the purchaser good title purchaser's sole and exclusive remedy, at law or in equity, shall be in the re fund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg ular assessments, and public utility charges against the property, if any, sha be adjusted to the date of sale and thereafter shall be assumed by the put chaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

136736

The Prince George's Post

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the sale shall be null and void, and the Pur-chaser's sole remedy, in law or equity, shall be the return of his deposit with-out interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

| /s/ Daniel C. Zick | kefoose, Assignee |
|--------------------------------------|--------------------------------------|
| 136737 | (2-6,2-13,2-20) |
| NOTICE | NOTICE |
| IN THE MATTER OF: | IN THE MATTER OF: |
| Lesly Giselle Iraheta Osorio | Dari Yeison Cabrera Vicente |
| FOR THE CHANGE OF | FOR THE CHANGE OF |
| NAME TO: | NAME TO: |
| Leslie Gissell Osorio-Iraheta | Yeison Darwin Cabrera Vicente |
| In the Circuit Court for | In the Circuit Court for |
| Prince George's County, Maryland | Prince George's County, Maryland |
| Case No. CAE 20-02318 | Case No. CAE 20-02408 |
| A petition has been filed to change | A petition has been filed to change |
| the name of (Minor Child(ren)) | the name of (Minor Child(ren)) Dari |
| Lesly Giselle Iraheta Osorio to | Yeison Cabrera Vicente to Yeison |
| Leslie Gissell Osorio-Iraheta. | Darwin Cabrera Vicente. |
| The latest day by which an objec- | The latest day by which an objec- |
| tion to the petition may be filed is | tion to the petition may be filed is |
| March 2, 2020. | March 2, 2020. |
| Mahasin El Amin | Mahasin El Amin |
| Clerk of the Circuit Court for | Clerk of the Circuit Court for |
| Prince George's County, Maryland | Prince George's County, Maryland |
| | 136820 (2-13) |

OFFICIAL NOTICE OF RECONVENED MEETING

The Cinnamon Ridge Condominium 2020 Annual Meeting originally called for February 5, 2020, will be reconvened on Wednesday, March 4, 2020 at 7:00 p.m. at Pines One On-site Office, 10210 Prince Place, Unit T-1, Upper Marlboro. At this March 4, 2019 meeting, the members present in person or by proxy will constitute a quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the additional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Owners of units in Cinnamon Ridge are encouraged to attend this reconvened meeting.

(2-13)

(2-6,2-13,2-20) <u>136879</u>

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1200 CHILLUM MANOR RD. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated November 6, 2013 and recorded in Liber 35478, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

FEBRUARY 19, 2020 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, recover denote the prior to any other the point to be other to be one of the point of the point. such amounts survive forectosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-cords excluting from soid receils over if such surplus provides and the surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 338124-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2427 NEWMOOR WAY UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 11, 2009 and recorded in Liber 30451, Folio 211 among the Land Records of Prince George's County, MD, with an original principal balance of \$343,660.00, 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 en Main St.) and St. located on Main St.), on

FEBRUARY 19, 2020 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, such amounts survive forectosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 200261-1)

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

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

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

(1-30, 2-6, 2-13)

136564

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

2906 FAIRLAWN ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated February 22, 2006 and recorded in Liber 24819, Folio 491 among the Land Records of Prince George's County, MD, with an original principal balance of \$252,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

FEBRUARY 19, 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-corder sculting from solid organ is guide surplus conditioned by the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331793-1)

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

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

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

(1-30, 2-6, 2-13)136563

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

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

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

(1-30, 2-6, 2-13)

(301) 961-6555

136562

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7617 NORMANDY RD. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated May 18, 2007 and recorded in Liber 28022, Folio 531 among the Land Records of Prince George's County, MD, with an original principal balance of \$145,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

FEBRUARY 19, 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and orch owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-charger updated by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment arreament reinstated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 343695-1)

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

136565

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3805 CEDAR DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated January 31, 2008 and recorded in Liber 29338, Folio 704 among the Land Records of Prince George's County, MD, with an original principal balance of \$351,951.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 19, 2020 AT 11:21 AM

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

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

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

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

> 136694 (1-30, 2-6, 2-13)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7220 25TH AVE. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated November 17, 2003 and recorded in Liber 18522, Folio 618 among the Land Records of Prince George's County, MD, with an original principal balance of \$166,500.00, 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 25, 2020 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$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 burports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 185394-1)

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

(2-6,2-13,2-20)

(1-30, 2-6, 2-13)136568

Plaintiff

LEGALS

LEGALS

vs.

PRINCE GEORGE'S COUNTY GOVERNMENT

> **BOARD OF LICENSE** COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on March 26, 2020 and will be heard on May 26, 2020. Those licenses are:

Class B, Beer and Wine - 17 BW 46, 17 BW 47, 17 BW 48

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

A Public Hearing is scheduled for March 4, 2020 at 7:00 p.m. at the 9200 Basil Court, Room 410, Largo, Maryland, 20774. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director January 30, 2020

(2-6,2-13) 136770

NOTICE

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

Substitute Trustees/

Plaintiffs,

vs.

VS.

CLIFTON P. MERCER (DE-CEASED) 7409 Kipling Parkway

District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-17369

Notice is hereby given this 27th 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 7409 Kipling Park-way, District Heights, Md 20747, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof he chave on or the contrary thereof be shown on or before the 27th 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 27th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$235,000.00.

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

NOTICE

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

> Substitute Trustees/ Plaintiffs.

CARRIE HACKSHAW (DE-CEASED) 3845 St. Barnabas Road Apt 202 Suitland, Md 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-44510

Notice is hereby given this 27th 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 3845 St. Barnabas Road, Apt 202, Suitland, Md 20746, 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 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 27th day of Februarv. 2020.

The report states the purchase price at the Foreclosure sale to be \$49,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk (2-6, 2-13, 2-20)136699

NOTICE

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

> Substitute Trustees/ Plaintiffs,

THERESA B. OHENE 11434 Running Bear Court Beltsville, MD 20705

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31876

Notice is hereby given this 30th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 11434 Running Bear Court, Beltsville, MD 20705, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of March, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$237,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for

LEGALS

ORDER OF PUBLICATION FNA DZ, LLC C/o Benjamin M. Decker, Esquire

2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff vs

MICHAEL DUNN Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3753662, CHILLUM 17TH ELECTION DIS-TRICT; UNIT 204; S86 SQ.FT. & IMPS THE FAIRMONT 1001; ASSMT \$75000 LIB 40701 FL 261 UNIT 204; KNOWN AS 1001 CHILLUM RD HYATTSVILLE 20782 CONDO UNIT: 204.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39103

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

Prince George's County, described as follows: Tax Account No 3753662, CHILLUM 17TH ELECTION DIS-TRICT; UNIT 204; S86 SQ.FT. & IMPS. THE FAIRMONT 1001; ASSMT \$75000 LIB 40701 FL 261 UNIT 204; KNOWN AS 1001 CHILLUM RD HYATTSVILLE 20782 CONDO UNIT: 204.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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 (2-13,2-20,2-27) 136843

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Revnolda Rd. Winston-Salem, NC 27106 Plaintiff

ORDER OF PUBLICATION FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff vs

PETER ODAGBODO Prince George's County, Maryland AND

Heir, devisees, personal representa-tives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3754728, CHILLUM 17TH ELECTION DIS TRICT; 368 SQ.FT. & IMPS. THE FAIRMONT 1005; ASSMT \$62000 LIB 40467 FL 592 UNIT 317; KNOWN AS 1005 CHILLUM RD HYATTSVILLE 207 MD CONDO

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in

CHILLUM 17TH ELECTION DIS TRICT; 368 SQ.FT. & IMPS. THE FAIRMONT 1005; ASSMT \$62000 LIB 40467 FL 592 UNIT 317; KNOWN AS 1005 CHILLUM RD HYATTSVILLE 207 MD CONDO

deem the property herein described and answer the complaint or there-after a final judgment will be en-

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk 136845 (2-13,2-20,2-27)

ORDER OF PUBLICATION

grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

FNA DZ, LLC

AND

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208

Prince George's County, Maryland

Heir, devisees, personal representa-

tives, and executors, administrators,

Winston-Salem, NC 27106

vs

PETER ODAGBODO

Prince George's County, described as follows: Tax Account No 3837143, SEAT PLEASANT 18TH ELEC TION DISTRICT; 10848 SQ.FT. RODGERS SUB LOT 8; ASSMT \$17733 LIB 38500 FL 182; KNOWN AS 1502 BETTIE CT CAPITOL HEIGHTS 20743. Defendants

In the Circuit Court for

Prince George's County, Maryland **Civil Division** CAE 19-39106

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

Prince George's County, described as follows: Tax Account No 3837143, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 10848 SQ.FT. RODGERS SUB LOT 8; ASSMT \$17733 LIB 38500 FL 182; KNOWN AS 1502 BETTIE CT CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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 (2-13,2-20,2-27) 136847

LEGALS

ORDER OF PUBLICATION **ORDER OF PUBLICATION**

vs.

Noah Harper C/o Benjamin M. Decker, Esquire 2806 Revnolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

GRACE W RUSSELL Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0772327, QUEEN ANNE 7TH ELECTION DISTRICT; 9705 SQ.FT. & IMPS. KETTERING LOT 16 BLK 64; ASSMT \$246266 LIB 05091 FL 185; KNOWN AS 1005 VALLEY DR ROWLE ND 20721 DR BOWIE MD 20721.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39092

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: this proceeding:

Prince George's County, described as follows: Tax Account No 0772327, QUEEN ANNE 7TH ELECTION DISTRICT; 9705 SQ.FT. & IMPS. KETTERING LOT 16 BLK 64; ASSMT \$246266 LIB 05091 FL 185; KNOWN AS 1005 KINGS VALLEY DR BOWIE MD 20721 DR BOWIE MD 20721

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and re-deem the property herein described and answer the complaint or there-after a final indement will be enafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Mahasin El Amin, Clerk 136848 (2-13,2-20,2-27)

UNIT: 317. Defendants In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39105

Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3754728,

UNIT: 317. The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and re-

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

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

| True Copy—Test: Mahasin El Amin, Clerk | |
|---|--|
| Mahasin Él Amin, Clerk | |
| 136700 (2-6,2-13,2-20) | |

| rue Copy—Test: Iahasin El Amin, | , Clerk |
|------------------------------------|-----------------|
| 36700 | (2-6,2-13,2-20) |

NOTICE

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

> Substitute Trustees/ Plaintiffs.

vs.

CARMEN V. HERNANDEZ RAMOS 15800 Palai Turn Bowie, MD 20716 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-13265

Notice is hereby given this 30th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 15800 Palai Turn, Bowie, MD 20716, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 2nd day of March, 2020, provided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$228,000.00.

| MAHASIN B | EL AMIN |
|--------------------|-----------------|
| Clerk, Circuit | Court for |
| Prince George's | County, MD |
| True Copy—Test: | |
| Mahasin El Amin, C | Clerk |
| 136779 | (2-6,2-13,2-20) |

Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (2-6,2-13,2-20) 136778

NOTICE

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

Substitute Trustees/ Plaintiffs, ERNESTINE B. STARKEY (DE-

CEASED) 7107 Cipriano Springs Drive Lanham, MD 20706 Defendant(s).

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-27539

Notice is hereby given this 30th day of January, 2020, by the Circuit Court for Prince George's County, Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 7107 Cipriano Springs Drive, Lanham, MD 20706, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of March, 2020, provided a copy of this NOTICE be provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$156,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>136781</u> (2-6,2-13,2-20)

LEGALS

PUBLIC HEARING NOTICE

The Department of Public Works and Transportation of Prince George's County has received a request to permanently close Monroe Avenue from Livingston Road to Taylor Avenue.

A public hearing has been scheduled for 7:00 p.m., Wednesday, February 19, 2020 to be held at the District 7 Police Station - 11108 Fort Washington Road, Fort Washington Maryland. Comments may be presented at the public hearing or may be addressed in writing to Ms. Elizabeth Miller, Chief, Engineering Services Division, Office of Engineering and Project Management, Department of Public Works and Transportation, Prince George's County, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Written comments should be received no later than March 4, 2020.

Information on this proceeding may be obtained from the Office of Engineering and Project Management at the above address or by calling 301-883-5642

AUSTIN ROOKE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3754116, CHILLUM 17TH ELECTION DIS-TRICT UNIT 410; 368 SQ.FT. & IMPS. THE FAIRMONT 1001; ASSMT \$42000 LIB 38389 FL 494 UNIT 410; KNOWN AS 1001 CHILLUM RD HYATTSVILLE 20782 CONDO UNIT: 410.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39104

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3754116, CHILLUM 17TH ELECTION DIS-TRICT UNIT 410; 368 SQ.FT. & IMPS. THE FAIRMONT 1001; ASSMT \$42000 LIB 38389 FL 494 UNIT 410; KNOWN AS 1001 CHILLUM RD HYATTSVILLE 20782 CONDO UNIT: 410.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 28th day of February, 2020. fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

| True Copy—Test: Mahasin El Amin | , Clerk |
|------------------------------------|------------------|
| 136844 | (2-13,2-20,2-27) |

(2-6, 2-13)

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS. PETER ODAGBODO Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3837176, SEAT PLEASANT 18TH ELEC-SEAT PLEASANT 181H ELEC-TION DISTRICT; 17828 SQ.FT. RODGERS SUB LOT 11; ASSMT \$18100 LIB 38500 FL 182; KNOWN AS 1508 BETTIE CT CAPITOL

Defendants

| In the Circuit Court for | |
|--------------------------|--|
| in the Circuit Court for | |
| Prince George's County, | |
| Maryland | |
| Civil Division | |
| CAE 19-39107 | |

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

Prince George's County, described as follows: Tax Account No 3837176, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 17828 SQ.FT. RODGERS SUB LOT 11; ASSMT \$18100 LIB 38500 FL 182; KNOWN AS 1508 BETTIE CT CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or there-after a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

| True Copy—Test: | |
|-----------------|------------------|
| Mahasin Él Amin | , Clerk |
| 136846 | (2-13,2-20,2-27) |

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: 03/03/2020

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

| 2002 | BMW | 325i | | WBAEU33482PF67545 |
|------|------------|-----------------|---------|-------------------|
| 2006 | JEEP | LIBERTY | | 1J4GL48K86W182193 |
| 2008 | SUZUKI | MOTORCYCLE | | JS1GN7EA582105430 |
| 2005 | NISSAN | PATHFINDER MD | 1DH9231 | 5N1AR18U75C753498 |
| 1999 | MERCEDES E | BENZ E-CLASS MD | 1DH9231 | WDBJF70H3XA840472 |

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

| 1988 | CHEVROLE | T P Series | VA | UA29700 | 1GCJP32J7J3311237 |
|------|------------|------------|----|---------|-------------------|
| 1997 | ISUZU | RODEO | AL | 3988AS4 | 4S2CM58V8V4341455 |
| 2002 | MERCEDES-B | enz E320 | | | WDBJF65J72B414146 |
| 2007 | TOYOTA | SIENNA | | | 5TDZK23C17S015312 |
| 2007 | CADILLAC | DTS | MD | 2CE3261 | 1G6KD57Y07U207399 |
| 2002 | FORD | EXPLORER | | | 1FMDU75W42ZB33057 |
| 2010 | TOYOTA | TACOMA | MD | 4CA2041 | 3TMLU4EN4AM050265 |
| 1996 | CHRYSLER | TOWN & | MD | A179750 | 1C4GP64L2TB402418 |
| | | COUNTRY | | | |
| 2007 | CADILLAC | ESCALADE | MD | 31505CJ | 1GYFK63897R429114 |

MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781

301-864-4133

| 2009 | FORD | FOCUS | VA | URE8713 | 1FAHP36N49W162099 |
|------|-----------|-----------|----|---------|-------------------|
| 2007 | SATURN | AURA | | | 1G8ZV57777F223744 |
| 2007 | NISSAN | MAXIMA | | | 1N4BA41E17C815507 |
| 2006 | MITSUBISH | I ECLIPSE | | | 4A3AK34T46E004940 |
| 2004 | NISSAN | MURANO | MD | 1DZ5948 | JN8AZ08W44W310033 |
| 2016 | DODGE | GRAND | | | 2C4RDGEG2GR354225 |
| | | CARAVAN | | | |
| 2006 | CHRYSLER | TOWN & | VA | XEN4053 | 1A4GP45R36B548641 |
| | | COUNTRY | | | |
| 1991 | BUICK | SKYLARK | MD | 8DR1218 | 1G4NV14U9MM216997 |
| 2001 | NISSAN | SENTRA | | | 3N1CB51D51L440633 |
| 2005 | NISSAN | ALTIMA | | | 1N4AL11D65N456359 |
| 2006 | MERCURY | MILAN | MD | 7DM8966 | 3MEFM08106R630961 |
| 1998 | OLDSMOBI | LE AURORA | | | 1G3GR62C2W4101234 |
| | | | | | |
| 1369 | 52 | | | | (2-13) |

HEIGHTS 20743.

Р

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Jacqueline Bennett to Wyndham Vacation Resorts, Inc., dated November 09, 2013, and recorded, in Liber 35605 at folio 00464 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 11, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 84,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

LEGALS

Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

136739

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Weng K Ng and Liza J Park to Wyndham Vacation Resorts, Inc., dated February 27, 2017, and recorded, in Liber 39551 at folio 00503 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 11, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Macie O. Tillman and Mary G Tillman to Wyndham Vacation Resorts, Inc., dated August 29, 2017, and recorded, in Liber 40425 at folio 00551 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 11, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 410,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 410,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.78 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

LEGALS

chaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136738

unier e. Elekeroobe, Hooighee

(2-6,2-13,2-20)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Gilbert H Holloway and Flossie Holloway to Wyndham Vacation Resorts, Inc., dated April 07, 2016, and recorded, in Liber 38318 at folio 00201 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 11, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 615,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 615,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 210,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136740

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

| 13 | 6741 | |
|----|------|--|
| | | |

(2-6,2-13,2-20)

The Prince George's Post

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

COUNTY EXECUTIVE HEARING THE COUNTY EXECUTIVE OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING ON PROPOSED FISCAL YEAR 2021 BUDGET

The County Executive of Prince George's County, Maryland hereby gives notice of her intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The public hearing on this proposal will be held on:

THURSDAY, FEBRUARY 20, 2020

6:00 P.M. - 8:00PM

PRINCE GEORGE'S COMMUNTY COLLEGE – RENNIE FORUM

301 LARGO ROAD

LARGO, MARYLAND 20774

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation.

Persons wishing to testify are requested to telephone the County Government (Telephone 301-952-4547, TDD (301) 985-3894) from 8:30 A.M. to 4:00 P.M., Monday through Friday for placement on the advance speakers list. You can also go online and register at <u>www.princegeorgescountymd.gov</u>. Time limitations of three minutes for all speakers will be imposed. There may be only one speaker per organization. Written testimony will be accepted in lieu of, or in addition to, oral comments.

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE ANGELA D. ALSOBROOKS County Executive

(2-6,2-13,2-20) 136675

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Vanessa T Moore Greene and Jonathan S Moore to Wyndham Vacation Resorts, Inc., dated April 14, 2016, and recorded, in Liber 38318 at folio 357 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated May 21, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 438,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Cap-ital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 438,000 Points at the time of pur-chase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condo-minium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regpublic utility charges ag nonte ar be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

LEGALS

Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the bal-ance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

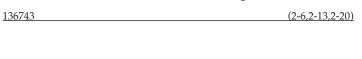
The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee



LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Tanya L. White Woods to Wyndham Vacation Resorts, Inc., dated January 20, 2018, and recorded, in Liber 40801 at folio 234 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated May 21, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 180,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as of the Master Condominiun Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration")

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Car-olyn Jean Breedlove and Jimmy Darwin Burnette to Wyndham Vacation Re-sorts, Inc., dated March 19, 2018, and recorded, in Liber 41153 at folio 243 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated May 21, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 654,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 654,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the re-fund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

LEGALS

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136742

(2-6,2-13,2-20)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Vanessa T Greene and Linwood G Greene Jr to Wyndham Vacation Resorts, Inc., dated December 30, 2016, and recorded, in Liber 39306 at folio 475 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated May 21, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 563,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 563,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declara-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 180,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declara-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136744

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

<u>136745</u>

(2-6,2-13,2-20)

LEGALS

NOTICE IN THE MATTER OF:

Zayla Brooke Treadwell

FOR THE CHANGE OF

NAME TO: Zayla Brooke Cribbs-Treadwell

IN THE MATTER OF: Edgar Jaramillo Antonio

FOR THE CHANGE OF NAME TO: Enrique Jr Jaramillo

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-02142

NOTICE

A petition has been filed to change

the name of Edgar Jaramillo Antonio to Enrique Jr Jaramillo. The latest day by which an object tion to the petition may be filed is March 2, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136814

NOTICE

IN THE MATTER OF: Blanca Emerita Benitez Vda de Velasquez

FOR THE CHANGE OF NAME TO: Blanca Emerita Benitez Perla

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

Case No. CAE 20-02185

A petition has been filed to change the name of Blanca Emerita Benitez Vda de Velasquez to Blanca Emerita Benitez Perla.

The latest day by which an objection to the petition may be filed is March 2, 2020.

(2-6,2-13,2-20)

| Mahasin El Ami Clerk of the Circuit Co Prince George's County, | ourt for | Clerk of the | in El Amin Circuit Court for 5 County, Maryland |
|--|----------|--------------|---|
| 136815 | (2-13) | 136817 | (2-13) |

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-02191

(2-13)

A petition has been filed to change the name of (Minor Child(ren)) Zayla Brooke Treadwell to Zayla Brooke Cribbs-Treadwell. The latest day by which an objec-

tion to the petition may be filed is March 2, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136816 (2-13)

NOTICE

IN THE MATTER OF: Michelle Duncans

FOR THE CHANGE OF NAME TO: Nichelle Duncan

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

Case No. CAE 20-02315

A petition has been filed to change the name of Michelle Duncans to Nichelle Duncan.

The latest day by which an objection to the petition may be filed is March 2, 2020.

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

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

7506 CATONE COURT OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Donovan L. Benton and Gloria J. Benton, dated December 23, 2008 and recorded in Liber 30264, Folio 334 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on July 26, 2012 in the Land Records of Prince George's County at Liber No. 33822, Folio 184, with an original principal balance of \$339,187.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. ontraneo to Duval Wing of courthouse or public. 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 MARCH 3, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$31,000.00 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 of mole are reasonable in the officer of the Substitute Trusteer. date funds are received in the office of the Substitute Trustees

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

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

> Mid-Atlantic Auctioneers, LLC uite 105

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

15101 BADEN NAYLOR ROAD BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Alethea V. Contee and Thomas M. Contee, dated October 17, 1997 and recorded in Liber 11728, Folio 298 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$170,000.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at pub-lic auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRU-ARY 25, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$9,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

13309 BURLEIGH STREET UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Gerald E. Jackson, dated June 24, 2003 and recorded in Liber 17729, Folio 605 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$148,190.00, and an original interest rate of 5.000%, 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 25, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

136698

(2-6,2-13,2-20)

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

(2-13,2-20,2-27)

(2-6,2-13,2-20)

136804

LEGALS

<u>136696</u>

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

19 POST OFFICE AVENUE APT 202 LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Hanan M Mujahid, dated August 17, 2007, and recorded in Liber 28641 at folio 181 among the Land Records of PRINCE GEORGE'S COUNTY Maryand 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 25, 2020

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent public charges and assessments payable on an antural basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all cottlonent charges chall be home by the purchaser. settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-618149</u>)

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

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

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

LEGALS

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

4710 PARD ROAD CAPITAL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from William T. Jones, dated December 8, 2017, and recorded in Liber 40507 at folio 398 among the Land Records of PRINCE GEORGE'S COUNTY Maryand 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 25, 2020

AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$29,000.00 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 6.25% 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure including sanitary and/or metropolitan such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>19-601313</u>)

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

(2-6,2-13,2-20)

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

9009 1ST STREET LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Margaret Y. Young a.k.a. Margaret Y. Wilson, dated July 6, 2007, and recorded in Liber 28340 at folio 184 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 3, 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 Irust. The property is improved by a dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-601832</u>)

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

(2-6.2-13.2-20)136680 136793

(2-13,2-20,2-27)

ORDER OF PUBLICATION

Antoine Matthews C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

CLINTON ACRES I, LLC MANUFACTURERS AND TRADERS TRUST COMPANY Janine L Smith Trustee Thomas N Keigler, Trustee Sheri L Rowe, Trustee Glennis M Simpson, Trustee Timothy J Reynolds, Trustee Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3466307, **BRANDYWINE 11TH ELECTION** DISTRICT; PARCEL D; 5.9100 ACRES. CLINTON ACRES-RSB BLK D; ASSMT \$25700 LIB 33752 FL 218 KNOWN AS 0 CRESTWOOD TURN BRANDYWINE MD 20613. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-40307

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3466307, **BRANDYWINE 11TH ELECTION** DISTRICT; PARCEL D; 5.9100 ACRES. CLINTON ACRES-RSB BLK D; ASSMT \$25700 LIB 33752 FL 218 KNOWN AS 0 CRESTWOOD TURN BRANDYWINE MD 20613.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 136589 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

922 ABEL LLC SANTORINI CAPITAL LLC WILLIAM F. LEAHY, TRUSTEE BRIAN P. DONEGAN, TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2096501, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 79.80.81; 6000 SQ.FT. GR CAPITOL HEIGHTS BLK 24; ASSMT \$45,200 LIB 35456 FL 444; KNOWN AS 922 ABEL AVE CAPITOL HEIGHTS MD 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-36555

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2096501, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 79.80.81; 6000 SQ.FT. GR CAPITOL HEIGHTS BLK 24; ASSMT \$45,200 LIB 35456 FL 444; KNOWN AS 922 ABEL AVE CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-

LEGALS

It is thereupon this 21st day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 136590 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs

CHARLES E ROBINSON OLIVIA T ROBINSON EDUCATIONAL SYSTEMS FED-ERAL CREDIT E LAURA EACHO TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2252856, LANHAM 20TH ELECTION DIS-TRICT; PLAT 2 12479 SQ.FT. & IMPS. SPRINGDALE LOT 19 BLK C; ASSMT \$389833 LIB 0348 FL 905; KNOWN AS 3906 92ND AVE UPPER MARLBORO MD 20774. Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39054

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

Prince George's County, described as follows: Tax Account No 2252856, LANHAM 20TH ELECTION DIS-TRICT; PLAT 2 12479 SQ.FT. & IMPS. SPRINGDALE LOT 19 BLK C; ASSMT \$389833 LIB 0348 FL 905; KNOWN AS 3906 92ND AVE UPPER MARLBORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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 BUSINE 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 ap-pear in this Court by the 17th day of March 2020, and redeem the property with Parcel Identification Num-ber <u>10-1010370</u> and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk <u>136479</u> (1-23,1-30,2-6)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Plaintiff VS.

PHI DEUTERON HOUSE CORPO-WELLS FARGO BANK NA

MANUFACTURERS AND TRADERS TRUST COMPANY TRSTE INC. TRUSTEE EILEEN F ASCHER TRUSTEE NICHOLAS LAMBROW Р TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2854685, BERWYN 21ST DISTRICT; SW PT LOTS 1, 2; 13000 SQ.FT. & IMPS. COLLEGE PARK BLK 16; ASSMT \$762800 LIB 09321 FL 298; 4612 COLLEGE AVE COLLEGE PARK

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39056

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

LEGALS

Civil Division

CAE 19-39062

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

redemption in the following prop-

erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described

as follows: Tax Account No 0461749,

SPAULDING 6TH ELECTION DIS-

TRICT; 4338 SQ.FT. & IMPS. GOOD

HOPE HILLS LOT 85 BLK J; ASSMT

\$171.300 LIB 37676 FL 167: KNOWN

AS 2715 AFTON ST TEMPLE HILLS

The Complaint states, among other

things, that the amounts necessary

It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for

Prince George's County, Maryland, ORDERED, That notice be given by

the insertion of a copy of this Order

in some newspaper having general circulation in Prince George's

County, Maryland, once a week for

three (3) successive weeks, on or be-

fore the 14th day of February, 2020,

warning all persons interested in the

property to appear in this Court by the 24th day of March, 2020, and re-

deem the property herein described and answer the complaint or there-

after a final judgment will be entered

foreclosing all rights of redemption

in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire

CARLOS M ORTEGA GUERRERO

DENNIS F HARDIMAN TRUSTEE

Prince George's County, Maryland

Heir, devisees, personal representa-

tives, and executors, administrators,

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

have any interest in the property

and premises situate, described as:

Prince George's County, described

as follows: Tax Account No 5544886, RIVERDALE 19TH ELECTION DISTRICT; 14255 SQ.FT. WILDER-

CROFT LOT 10 BLK L; ASSMT \$61000 LIB 40998 FL 561; KNOWN

AS 6835 FIRST ST RIVERDALE MD

persons having or claiming to

EMBRACE HOME LOANS INC

2806 Reynolda Rd., #208

VS.

Winston-Salem, NC 27106

(1-30,2-6,2-13)

Plaintiff

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

FNA DZ, LLC

136582

AND

20737

for redemption have not been paid

this proceeding:

MD 20748.

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

JERAL D BROWN Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3287133, SPAULDING 6TH ELECTION DIS-TRICT; UNIT 3103 T-2 1004 SQ.FT. & IMPS. KINGS CROSSING CONDO; ASSMT \$54667 LIB 40353 FL 183 UNIT T 2; KNOWN AS 3103 SOUTHERN AVE TEMPLE HILLS MD 20748 UNIT T-2.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39059

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

Prince George's County, described as follows: Tax Account No 3287133, SPAULDING 6TH ELECTION DIS-TRICT; UNIT 3103 T-2 1004 SQ.FT. & IMPS. KINGS CROSSING CONDO; ASSMT \$54667 LIB 40353 FL 183 UNIT T 2; KNOWN AS 3103 SOUTHERN AVE TEMPLE HILLS MD 20748 UNIT T-2.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and re-deem the property herein described and answer the complaint or there-fter a final indem art will be a after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136838 (2-13,2-20,2-27)

Defendants

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

ORDER OF PUBLICATION FNA DZ. LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS

True Copy—Test: Mahasin El Amin, Clerk 136603 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ. LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

OLD LINE STATE DEVELOP-MENT LLC

Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1732965, MELLWOOD 15TH ELECTION DISTRICT; BLDG SOUTH; 2148 IMPS. MELWOOD SO.FT. & TOWNHOUSE; ASSMT \$71500 LIB 40249 FL 389 UNIT 103; KNOWN AS 9520 MARLBORO PIKE UPPER MARLBORO 20772 CONDO UNIT: 103.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39071

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceedings. this proceeding:

Prince George's County, described as follows: Tax Account No 1732965, MELLWOOD 15TH ELECTION DISTRICT; BLDG SOUTH; 2148 SQ.FT. & IMPS. MELWOOD TOWNHOUSE; ASSMT \$71500 LIB 40249 FL 389 UNIT 103; KNOWN AS 9520 MARLBORO PIKE UPPER MARLBORO 20772 CONDO UNIT: 103.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the

fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136581 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

DONNA L HALE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1813567, HYATTSVILLE 16TH ELECTION DISTRICT; 5040 SO.FT. & IMPS ELLAVILLE HEIGHTS LOT 70; ASSMT \$231900 LIB 05715 FL 357: KNOWN AS 4229 OGLETHORPE ST HYATTSVILLE MD 20781.

Defendants In the Circuit Court for

Prince George's County, Maryland Civil Division CAE 19-39072

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

redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1813567, HYATTSVILLE 16TH ELECTION DISTRICT; 5040 SQ.FT. & IMPS ELLAVILLE HEIGHTS LOT 70; ASSMT \$231900 LIB 05715 FL 357; KNOWN AS 4229 OGLETHORPE ST HYATTSVILLE MD 20781.

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

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

True Copy—Test: Mahasin El Amin, Clerk 136831 (2-13,2-20,2-27)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

GEORGE T SCHAAB Cherry Lane Professional Park Condo Occupant

Unknown Owners

v.

PRINCE GEORGE'S COUNTY, MARYLAND

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 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.

Prince George's County Civil Division Case No.: CAE 19-37059

In the Circuit Court for

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

Prince George's County, described as follows: Tax Account No 2854685, BERWYN 21ST DISTRICT, SW PT LOTS 1, 2; 13000 SQ.FT. & IMPS. COLLEGE PARK BLK 16; ASSMT \$762800 LIB 09321 FL 298; 4612 COLLEGE AVE COLLEGE PARK 20740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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 136835 (2-13,2-20,2-27)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Plaintiff vs.

BARBARA J BUTTS BARBARA JEAN BUTTS BANK OF AMERICA NATIONAL ASSOCIATION PRLAP INC. Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0461749, SPAULDING 6TH ELECTION DIS-TRICT; 4338 SQ.FT. & IMPS. GOOD HOPE HILLS LOT 85 BLK J; ASSMT \$171,300 LIB 37676 FL 167; KNOWN AS 2715 AFTON ST TEMPLE HILLS MD 20748.

Defendants

In the Circuit Court for

Prince George's County, Maryland

CAE 19-39101

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

Prince George's County, described as follows: Tax Account No 5544886, RIVERDALE 19TH ELECTION DISTRICT; 14255 SQ.FT. WILDER-CROFT LOT 10 BLK L; ASSMT \$61000 LIB 40998 FL 561; KNOWN AS 6835 FIRST ST RIVERDALE MD 20737

this proceeding:

The Complaint states, among other things, that the amounts necessary or redemption have not been paid It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be enenter a mai judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136841 (2-13,2-20,2-27)

NOTICE

IN THE MATTER OF: Jason Olamide Ivbuobe Nathan Ohireime Iruafemi

FOR THE CHANGE OF NAME TO: Jason Ani-Olamide Ivbuobe Nathan Ohireime Ivbuobe

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

Case No. CAE 20-01656

A petition has been filed to change the name of (Minor Child(ren)) Jason Olamide Ivbuobe to Jason Ani-Olamide Ivbuobe and Nathan Ohireime Iruafemi to Nathan Ohireime Ivbuobe.

The latest day by which an objec-tion to the petition may be filed is March 2, 2020.

| Mahasin El Amin |
|----------------------------------|
| Clerk of the Circuit Court for |
| Prince George's County, Maryland |
| 136810 (2-13) |

JOHN T DUREN JR

Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2046795, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5474 SQ.FT. & IMPS. MCGUIRES RESUB OF LOT 10; ASSMT \$169867 LIB 40289 FL 440; KNOWN AS 610 SUFFOLK AVE CAPITOL HEIGHTS 20743. Defendants

> In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39102

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

Prince George's County, described as follows: Tax Account No 2046795, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5474 SQ.FT. & IMPS. MCGUIRES RESUB OF LOT 10; ASSMT \$169867 LIB 40289 FL 440; KNOWN AS 610 SUFFOLK AVÉ CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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 136842 (2-13,2-20,2-27)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs.

PEDRO H FUENTES Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1820968, HYATTSVILLE 16TH ELECTION DISTRICT; (RES N 05 TRS) 5670 SQ.FT. & IMPS. QUEENS CHAPEL MANO LOT 20 BLK 2; ASSMT \$268100 LIB 17793 FL 500; KNOWN AS 5807 32ND AVE HYATTSVILLE MD 20782.

Defendants

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

CAE 19-39073

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1820968, HYATTSVILLE 16TH ELECTION DISTRICT; (RES N 05 TRS) 5670 SQ.FT. & IMPS. QUEENS CHAPEL MANO LOT 20 BLK 2; ASSMT \$268100 LIB 17793 FL 500; KNOWN AS 5807 32ND AVE HYATTSVILLE MD 20782.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and re-deem the property herein described and answer the complaint or there-ofter a final indement will be on after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136591 (1-30,2-6,2-13)

ORDER OF PUBLICATION FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Plaintiff VS. ALI MEMON, TRUSTEE RAZIA MEMON, TRUSTEE

Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0044511, VANSVILLE; 1ST ELECTION DIS-TRICT; 8993 SQ.FT. & IMPS. SUN-NYSIDE LOT 19 BLK B; ASSMT \$300066 LIB 12569 FL 013; KNOWN AS 5003 STEWART CT COLLEGE PARK MD 20740.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-37074

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0044511, VANSVILLE; 1ST ELECTION DIS-TRICT; 8993 SO.FT. & IMPS. SUN-NYSIDE LOT 19 BLK B; ASSMT \$300066 LIB 12569 FL 013; KNOWN AS 5003 STEWART CT COLLEGE PARK MD 20740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy-Test: Mahasin El Amin, Clerk (1-30, 2-6, 2-13)136592

LEGALS

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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 In any such event, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136746 (2-6,2-13,2-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6013 CIPRIANO ROAD LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Richard Solomon, dated December 9, 2006, and recorded in Liber 26993 at folio 598 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 25, 2020

AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600033)

LEGALS

ORDER OF PUBLICATION

FNA DZ. LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

INGRID PARRISH, TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0207704, MARLBORO 3RD ELECTION DIS-TRICT; 11441 SO.FT. & IMPS MARLBORO MEADOWS LOT 1 BLK 40; ASSMT \$258034 LIB 36658 FL 401; KNOWN AS 17001 VIL-LAGE DR WEST UPPER MARL-BORO MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-37075

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

Prince George's County, described as follows: Tax Account No 0207704, MARLBORO 3RD ELECTION DIS-TRICT; 11441 SQ.FT. & IMPS. MARLBORO MEADOWS LOT 1 BLK 40; ASSMT \$258034 LIB 36658 FL 401; KNOWN AS 17001 VIL-LAGE DR WEST UPPER MARL-BORO MD 20772

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and rethe 24th day of March, 2020, and re-deem the property herein described and answer the complaint or there-after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

136593 (1-30,2-6,2-13) 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 136594 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

F & G ENTERPRISE INC Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0183541, **BLADENSBURG 2ND ELECTION** DISTRICT; UNIT 511; 964 ST.F.T & IMPS. COUNTRY CLUB TOWER; ASSMT \$38000 LIB 37882 FL 153; KNOWN AS 6011 EMERSON ST BLADENSBURG 20710 UNIT 511. Defendants

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

CAE 19-37077

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0183541, **BLADENSBURG 2ND ELECTION** DISTRICT; UNIT 511; 964 ST.F.T & IMPS. COUNTRY CLUB TOWER; ASSMT \$38000 LIB 37882 FL 153; KNOWN AS 6011 EMERSON ST BLADENSBURG 20710 UNIT 511.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Maureen A Colston and Terry L Colston to Wyndham Vacation Resorts, Inc., dated May 15, 2018, and recorded, in Liber 41150 at folio 370 among the Land Records of Prince George's County, Maryland, as modified by As-signment of Mortgage, dated May 21, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 1,154,000/2,855,944,500 fractional fee simple undivided Standard Va-cation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 1,154,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.50 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

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

136681

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

12613 HILLMEADE STATION DRIVE BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Vilma Raygoza, dated April 27, 2007, and recorded in Liber 28217 at folio 190 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 25, 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 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 \$25,000.00 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 # 15-613553)

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

(2-6,2-13,2-20)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS

MIGUEL ANGEL ROSALES Prince George's County, Maryland

AND

(2-6,2-13,2-20)

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 016286, BLADENSBURG 2ND ELECTION DISTRICT; 6500 SQ.FT. & IMPS. RA-DIANT VALLEY LOT 22 BLK L; ASSMT \$191733 LIB 40718 FL 523; KNOWN AS 6729 DORMAN ST HYATTSVILLE 20784.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-37076

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 016286, **BLADENSBURG 2ND ELECTION** DISTRICT; 6500 SQ.FT. & IMPS. RA-DIANT VALLEY LOT 22 BLK L; ASSMT \$191733 LIB 40718 FL 523; KNOWN AS 6729 DORMAN ST HYATTSVILLE 20784.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of

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

True Copy—Test: Mahasin El Amin, Clerk 136595 (1-30,2-6,2-13)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

LOURDES L. CAMSON 303 Corla Drive Oxon Hill, MD 20745 Defendant(s).

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25000

Notice is hereby given this 23rd day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 303 Corla Drive, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 24th day of February, 2020, provided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 24th day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$239,400.00.

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

136624

(1-30,2-6,2-13)

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

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

FEBRUARY 25, 2020

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

TRANSFER

Kunjan B. Patel, Member/Authorized Person, for a Class A, Beer, Wine and Liquor for the use of Swami Retailer, LLC, t/a Bowie Liquors, 6910 Laurel Bowie Road, Bowie, 20715, transfer from Siva, Inc., t/a Bowie Liquors, Bharatku-mar R. Patel, President/Treasurer, Mary Catherine Antonetti, Secretary.

Hui Sun Chon, Managing Member/Authorized Person, Laxmi Narenda Babu Vinnakota, Managing Member/Authorized Person for a Class B+, Beer, Wine and Liquor for the use of Vinnakota Chon, LLC, t/a Old Line Fine Wine Spirits and **Bistro**, 11011 Baltimore Avenue, Beltsville, 20705, transfer from Wine Haus of Beltsville, LLC, t/a Old Line Fine Wine Spirits and Bistro, Lawrence B. Pendleton IV, Authorized Person.

Andrew J. Jones, Vice President/Treasurer, John Joseph Blum, Jr., President for a Class B (BCE), Beer, Wine and Liquor for the use of Martin's Upper Marlboro, Inc., **t/a Martin's of Upper Marl-boro**, 13905 Central Avenue, Upper Marlboro, 20774, transfer from Martin's Upper Marlboro, Inc., t/a Mar-tin's of Upper Marlboro, B. Wayne Resnick, President/Secretary/Treasurer.

Christopher M. Burke, Executive Vice President, Joseph K. Mburu, Executive Vice President, Martin R. Resnick, President for a Class B (BCE), Beer, Wine and Liquor for the use of Martin's, Inc., t/a Martin's Crosswind, 7400 Greenway Center Drive, Greenbelt, 20770, transfer from Martin's, Inc., t/a Martin's Crosswind, Kimberly Anne Resnick, President/Secretary/Treasurer.

Aster Haileselassie, Member/ Authorized Person, for a Class C, GCC, Beer, Wine and Liquor for the use of DC Dynasty, LLC, t/a National Golf Club at Tantallon, 300 St. Andrews Drive, Fort Washington, 20774, transfer from PCC Beverage, Inc., t/a National Golf Club at Tantallon, Timothy P. O'Brien, President/Secretary.

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

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

SAMUEL NDETO JOSEPHINE MUIA

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0183830, BLADENSBURG 2ND ELECTION DISTRICT; 964 SQ.FT. & IMPS. COUNTRY CLUB TOWER; ASSMNT \$56000 LIBER 08714 FL 793 UNIT 708; KNOWN AS 6011 EMERSON ST BLADENSBURG MD 20710 CONDO UNIT: 708.

In the Circuit Court for

CAE 19-37078

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

COUNTRY CLUB MD 20710 CONDO UNIT: 708.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks on or bethree (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described and answer the complaint or there-

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

True Copy-Test: Mahasin Él Amin, Clerk

VS.

Plaintiff

vs.

Prince George's County, Maryland

Defendants

Prince George's County, Maryland Civil Division

this proceeding:

Prince George's County, described as follows: Tax Account No 0183830, BLADENSBURG 2ND ELECTION DISTRICT; 964 SQ.FT. & IMPS. TOWER; ASSMNT \$56000 LIBER 08714 FL 793 UNIT 708; KNOWN AS 6011 EMERSON ST BLADENSBURG

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

136596 (1-30,2-6,2-13)

NOTICE

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

Substitute Trustees/ Plaintiffs, MICHELLE BARNES 12700 Live Oak Place Upper Marlboro, MD 20772

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37060

Notice is hereby given this 22nd day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 12700 Live Oak Place, Upper Marlboro, MD 20772, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th 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 24th day of Febru-

ary, 2020. The report states the purchase price at the Foreclosure sale to be \$240.000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136622 (1-30,2-6,2-13)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1206 ASHLEIGH STATION CT **BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Lucy B. Koroma, dated May 7, 2009, and recorded in Liber 30653 at folio 021 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 18, 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 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 \$52,000.00 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 ren escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-610641)

LEGALS

thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.36 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining posession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136747

(2-6, 2-13, 2-20)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Steven E Kennedy and Cynthia G Kennedy to Wyndham Vacation Resorts, Inc., dated November 10, 2012, and recorded, in Liber 34318 at folio 553 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated May 21, 2019, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 1,252,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as of the Master Condominiu tion 1.46 Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

LEGALS

VS.

NOTICE

Substitute Trustees/

Plaintiffs,

Defendant(s).

6003 Executive Blvd., Suite 101

CARRIE M. WARD, et al.

Rockville, MD 20852

MIATTA BOCKARIE AMINATA SANKOH

Bowie, MD 20721

3900 Lottsford Vista Road

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-22465

Notice is hereby given this 23rd day of January, 2020, by the Circuit

Court for Prince George's County,

Maryland, that the sale of the prop-

erty mentioned in these proceedings and described as 3900 Lottsford Vista Road, Bowie, MD 20721, made

and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the

contrary thereof be shown on or be-fore the 24th 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

24th day of February, 2020. The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN

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

(1-30,2-6,2-13)

True Copy—Test: Mahasin El Amin, Clerk

256,000.00.

<u>136625</u>

Alevrofas, President, Victoria Alevrofas, Secretary/Treasurer. Continued from January 28, 2020.

TRANSFER OF LOCATION

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

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

NEW – CLASS D, BEER AND WINE

Kai Tang, President, Meng W. Wang, Secretary/Treasurer, for a Class D, Beer and Wine for the use of Cajun Crab Shack I, Inc., t/a Urban Crabshack, 15810 A Crain Highway, Brandywine, 20613.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, February 25, 2020. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director January 30, 2020

136771

NOTICE

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

v. Barbara A. Miles 7015 Flagstaff Street

Landover, MD 20785 Defendant

Plaintiffs

136546

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-30232

Notice is hereby given this 22nd 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 24th 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 24th day of February, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$193,000.00. The property sold herein is known as 7015 Flagstaff Street, Landover, MD 20785.

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

(2-6, 2-13)

True Copy—Test: Mahasin El Amin, Clerk 136623 (1-30,2-6,2-13)



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

(1-30,2-6,2-13)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Mary R Cheyne to Wyndham Vacation Resorts, Inc., dated January 06, 2012, and recorded, in Liber 33420 at folio 453 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated May 21, 2019, and at the request of the party secured in the terms and con-ditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,252,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declara-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136748

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

4607 GLADYS CT. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 15, 2006 and recorded in Liber 25421, Folio 432 among the Land Records of Prince George's County, MD, with an original principal balance of \$336,000.00, 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.) and located on Main St.), on

FEBRUARY 19, 2020 AT 11:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as follows: Being known and Designated as Lot No. 8, Block "A", as shown on a Plat entitled Lots 1 thru 11 and Parcel A, Block A, "Crandall Woods" which plat is recorded among the Land Records of Prince George's County, Maryland in Plat Bock VJ 171 at Plat Number 62. The improvements thereon known as 4607 Gladys Court, Lanham, Maryland 20706.

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-cords excluting from soid receils over if such surplus provide any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 319177-1)

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

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

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

(1-30,2-6,2-13)

136576

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

14200 FARNSWORTH LA., UNIT # 202 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 17, 2002 and recorded in Liber 15766, Folio 101 among the Land Records of Prince George's County, MD, with an original principal balance of \$94,800.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 19, 2020 AT 11:29 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as Unit No. 202, Limited Common Element Storage Area No. 1-10, Limited Common Element Garage No. 1-5 together with the adjacent Lim-ited Common Element Driveway providing access thereto, in Phase 1, in the Horizontal property regime known as "Phase 1, Normandy Place Condo-minium" and more fully described in the advarsaid Dead of Truet. minium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-need or resulting form acid area to any four form for the purchaser improve ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 184029-1)

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

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

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

LEGALS

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

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

1115 RAYDALE RD. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated March 11, 2009 and recorded in Liber 30493, Folio 363 among the Land Records of Prince George's County, MD, with an original principal balance of \$358,826.00, 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 19, 2020 AT 11:31 AM

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

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any expansion to are payable to the property from the date of the loan with the loan servicer into any expansion to are payable to the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan servicer to the property from the date of the loan with the loan with the loan servicer including between the property from the date of the loan with the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331422-1)

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

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

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

(1-30.2-6.2-13)

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

<u>136573</u>

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.

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

14202 POLLIN STREET ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Nathaniel C Williams and Joelle A Williams, dated April 9, 2009, and recorded in Liber 30570 at folio 381 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 25, 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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the overt settle. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-615054</u>)

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

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

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

136578

(1-30,2-6,2-13)

2307 AFTON ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated December 7, 2005 and recorded in Liber 23963, Folio 443 among the Land Records of Prince George's County, MD, with an original principal balance of \$127,800.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 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 \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any defrared water and cover charges that numbers to cover a declared to the sale to be paid by the purchaser. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall 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. 343685-1)

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

(2-6,2-13,2-20) 136679 136692

(2-6, 2-13, 2-20)

(2-6,2-13,2-20)

RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

3409 HALLOWAY S UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Joshua Lawrence Davies, dated September 27, 2017, and recorded in Liber 40080 at folio 237 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 25, 2020

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$27,000.00 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 onice of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-603494</u>)

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

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

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

113 KYLIE PL., UNIT #6 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 19, 2010 and recorded in Liber 31555, Folio 26 among the Land Records of Prince George's County, MD, with an original principal balance of \$288,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.). on

MARCH 3, 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 de-scribed as unit numbered Six (6), also designated as 113 Kylie Place, in Build-ing 2, in the Subdivision known as "Condominium Plat Phase 2, Kettering Overlook" 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 \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-cords excluting from soid receils over if such surplus provides and the surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342938-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13206 S. ROBERT CRAIN HWY. A/R/T/A 13206 CRAIN HWY. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated April 29, 2011 and recorded in Liber 32918, Folio 14 among the Land Records of Prince George's County, MD, with an original principal balance of \$211,500.00, 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

MARCH 3, 2020 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$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 Tare adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senament agreement, rejustated or paid of the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 335791-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12800 CAROUSEL CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 28485, Folio 444 among the Land Records of Prince George's County, MD, with an original principal balance of \$189,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

MARCH 3, 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 \$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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 311636-2)

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

(2-13, 2-20, 2-27)

<u>136854</u> (2-13,2-20,2-27)

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

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

<u>13</u>6855

(2-13,2-20,2-27)

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

136853

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7606 KILLBARRON DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated December 23, 2005 and recorded in Liber 24323, Folio 5 among the Land Records of Prince George's County, MD, with an original principal balance of \$688,000.00, 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

MARCH 3, 2020 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$55,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 329755-1)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2106 PRINCESS ANNE CT. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated February 1, 2018 and recorded in Liber 40650, Folio 361 and re-recorded in Liber 41765, Folio 261 among the Land Records of Prince George's County, MD, with an original principal balance of \$230,743.00, 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

MARCH 3, 2020 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for areary propayment of water and every the ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342273-1)

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

(2-13, 2-20, 2-27)136858 (2-13, 2-20, 2-27)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2707 KEYPORT LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated July 12, 2018 and recorded in Liber 41146, Folio 470 among the Land Records of Prince George's County, MD, with an original principal balance of \$350,533.00, 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

MARCH 3, 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 \$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 Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any defreed water and cover charges that purpose to the cover charges that purpose to the sale to be paid by the purchaser. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 342666-1)

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

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

(2-13,2-20,2-27) 136857

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

3327 HUNTLEY SQUARE DR., UNIT # C1 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 4, 2006 and recorded in Liber 25521, Folio 68 among the Land Records of Prince George's County, MD, with an original principal balance of \$123,250.00, de-fault 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 19, 2020 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as Unit numbered and lettered 3327 # C-1 in the subdivision known as "Plat and Plan of Condominium Subdivision-Huntley Square Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, r 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. 188800-1)

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

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

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

<u>136559</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11385 LAURELWALK DR., UNIT #143 LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated Mav 2, 2014 and recorded in Liber 36309, Folio 153 among the Land Records of Prince George's County, MD, with an original principal balance of \$127,645.00, 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 19, 2020 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as Unit Number 143, Cluster 17, in that certain condominium regime known as "Applewalk Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 319336-2)

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

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

1502 PAGEANT CT. **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated January 23, 2017 and recorded in Liber 39224, Folio 422 and re-recorded in Liber 40616, Folio 197 among the Land Records of Prince George's County, MD, with an original principal balance of \$343,660.00, 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 19, 2020 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as follows: Lot No. 7 in Block 24, on a certain plat entitled "Subdivi-sion Plat Pointer Ridge at Collington, Section 7", said plat duly recorded among the plat record of Prince George's County, Maryland, March 21, 1967, as shown in Plat Book WWW 62 at folio 97. The improvements known as, 1502 Pageant Court, Bowie, MD 20716. Tax ID# 07-0704551.

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any represent account of the status of the loan with the loan servicer into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 322513-1)

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

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

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

(1-30,2-6,2-13)

<u>136561</u>

136556

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1410 OWENS ROAD OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Estate of Leon David Hagans, dated February 23, 2015, and recorded in Liber 36784 at folio 057 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 18, 2020

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>19-602499</u>)

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

136543

(1-30,2-6,2-13)

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

17109 BROOKMEADOW LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Vivian Carter and Michael Carter, dated November 30, 2006, and recorded in Liber 26792 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 a County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 18, 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 dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be a chorement of interact due from the number of the server to the will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-mered there there have a constraint of 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 # 15-617591)

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5905 TERRELL AVENUE OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Joann C Simmons, dated December 11, 2014, and recorded in Liber 36674 at folio 239 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 18, 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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominum fees and/or for homewhers association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-603113</u>)

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

136544

136545 (1-30,2-6,2-13)

(1-30, 2-6, 2-13)



Your Newspaper of Legal Record

Fax (301) 627-6260

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Eleanor Alene A. Crocker to Wyndham Vacation Resorts, Inc., dated October 25, 2015, and recorded, in Liber 37757 at folio 78 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated May 21, 2019, and at the request of the party secured in the terms and con-ditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 259,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 259,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

LEGALS

pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages and any deficiency in the underlying dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

Substitute Trustees

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

(1-30,2-6,2-13)

<u>136551</u>

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

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

10015 MORELAND STREET FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Chad E Craig, dated February 12, 2010, and recorded in Liber 31651 at folio 324 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 18, 2020

AT 9:37 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all 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-deposer shall have no further claim against the Substitute Trustees. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>16-603825</u>) prop

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5717 JOST STREET CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Steven E. Ramsey and Donna D Davis, dated March 15, 2002, and recorded in Liber 15697 at folio 666 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 18, 2020

AT 9:36 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 # 2012-26447)

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

(1-30,2-6,2-13)

LEGALS

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

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

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

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit with-out interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

136749

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**

7807 MALCOLM ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Jeong Ho Tahk and Olive Hyejung Yoon, dated March 24, 2014 and recorded in Liber 35838, Folio 32 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$455,000.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If court of the selected due to 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 18, 2020 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,500,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees date funds are received in the office of the Substitute Trustees

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and exLAURA H.G. O'SULLIVAN, ET AL.,

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

136548

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

CHERYL MARCELLA SAWYER

Notice is given that Lamarl Gerald, whose address is 5237 Hart-felt Drive, Garner, NC 27529, was on January 22, 2020 appointed Personal Representative of the estate of Cheryl Marcella Sawyer who died on Sep-tember 29, 2019 with a will.

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

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

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

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

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

LAMARL GERALD Personal Representative

136786

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

Estate No. 115128 (2-6,2-13,2-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(1-30,2-6,2-13)

<u>136878</u>

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CHARLES WONG**

Notice is given that Joynson Joseph Wong, whose address is 2109 Ravenswood Street, Hyattsville, MD 20782, was on January 29, 2020 appointed Personal Representative of the estate of Charles Wong who died on October 30, 2019 with a will.

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

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

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

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

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

JOYNSON JOSEPH WONG Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115462

136787

(2-6,2-13,2-20)

You must reclaim these vehicles by: 2/27/2020

136547

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

ID TOWING 2817 RITCHIE ROAD FORESTVILLE MD 20747 301-967-0739

| 2014 | CHEVROLET | CRUZE | DC | FE8605 | 1G1PA5SG0E7184625 |
|------|-----------|----------|------|---------|-------------------|
| 2008 | FORD | CROWN | VA V | UM8921 | 2FAHP71V68X130062 |
| | | VICTORIA | | | |
| 2010 | DODGE | CHARGER | MD | 7AM1467 | 2B3CA3CV9AH311542 |
| 2015 | KIA | SOUL | VA | UUL2305 | KNDJP3A51F7141428 |
| 1999 | TOYOTA | AVALON | | | 4T1BF18B0XU334241 |
| 2004 | NISSAN | ALTIMA | VA | UTF9631 | 1N4AL11D34C101997 |

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

| 2000 HONDA 2000 FORD | CIVIC CROWN VICTORIA | | 3DT0066 UNR1292 | 1HGEJ6673YL003321 2FAFP74W6YX214023 |
|-------------------------|----------------------------|--|--------------------|--|
|-------------------------|----------------------------|--|--------------------|--|

(2-13)

NOTICE - IMPLEMENTATION OF CITY OF SEAT PLEASANT SPEED MONITORING SYSTEMS

The Mayor and City Council of the City of Seat Pleasant have authorized the use of speed monitoring systems in designated school zones and Red-Light Enforcement Systems at designated locations within the jurisdiction of the City of Seat Pleasant. The City of Seat Pleasant will start operation of its new speed monitoring systems and red light enforcement systems with a 30-day warning period starting on February 13, 2020. In accordance with State Law, beginning on March 13, 2020, the City of Seat Pleasant will issue \$40.00 civil citations to vehicles that exceed the posted speed limit by 12 miles per hour or more, and \$75.00 for each Red-Light Camera citation.

The City of Seat Pleasant intends to use speed monitoring systems in School Zones and Red-Light monitoring systems on the additional following roads and locations

1) 6400 Central Ave (Central Ave @ Addison Rd) 2) Addison Rd @ Seat Pleasant Dr 3) Addison Rd @ Drylog St 4) 5818 Martin Luther King Jr. Hwy (Addison Rd @ MLK)

5) 6308 Central Ave

Any other municipal roads as designated by the Chief of Police

For further information contact the Chief Operating Officer at (301) 336-2600.

(2-13)

The Prince George's Post Serving Prince George's County 301.627.0900

<u>13</u>6877

(2-6,2-13,2-20)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

SILVANO SPENCER Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0182964, BLADENSBURG 2ND ELECTION DISTRICT; UNIT 201; 964 SQ.FT. & IMPS. COUNTRY CLUB TOWER; ASSMT \$33333 LIB 20985 FL 486; KNOWN AS 6011 EMERSON ST BLADENSBURG MD 20710 CONDO UNIT: 201. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-37079

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0182964, **BLADENSBURG 2ND ELECTION** DISTRICT; UNIT 201; 964 SQ.FT. & IMPS. COUNTRY CLUB TOWER; ASSMT \$33333 LIB 20985 FL 486; KNOWN AS 6011 EMERSON ST BLADENSBURG MD 20710 CONDO UNIT: 201.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 ensurements. 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 136597 (1-30,2-6,2-13)

three (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 136605 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

JAIME J LOPEZ Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0171041, BLADENSBURG 2ND ELECTION DISTRICT; 5750 SQ.FT. ROGERS HEIGHTS LOT 40 BLK 7; ASSMT 53433 LIB 39047 FL 216; KNOWN AS 5028 55TH AVE HYATTSVILLE MD 20781

Defendants

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

CAE 19-37080

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

Prince George's County, described as follows: Tax Account No 0171041, BLADENSBURG 2ND ELECTION DISTRICT; 5750 SQ.FT. ROGERS HEIGHTS LOT 40 BLK 7; ASSMT 53433 LIB 39047 FL 216; KNOWN AS 5028 55TH AVE HYATTSVILLE MD 20781.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a conv of this Order the insertion of a copy of this Order in some newspaper having general circulation in Prince George's

ORDER OF PUBLICATION

LEGALS

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

KARL S RAGSDALE ESTATE OF DANIEL E RAGSDALE, JR Prince George's County, Maryland

vs.

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0261875, NOTTINGHAM, 4TH ELECTION DISTRICT; 2 ACRES & IMPS; ASSMT \$278166 MAP 147 GRID A3 PAR 040 LIB 41078 FL 097; KNOWN AS 12607 MARTIN RD BRANDY-WINE MD 20613.

Defendants

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

CAE 19-37081

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0261875, NOTTINGHAM, 4TH ELECTION DISTRICT; 2 ACRES & IMPS; ASSMT \$278166 MAP 147 GRID A3 PAR 040 LIB 41078 FL 097; KNOWN AS 12607 MARTIN RD BRANDY-WINE MD 20613.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 (1-30,2-6,2-13) 136599

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

True Copy-Test: Mahasin El Amin, Clerk 136583 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

CALVERT ENTERPRISES LLC OLIVEIRA HOMES PROFIT SHAR-

ING LOUIS P JENKINS JR, TRUSTEE Prince George's County, Maryland

AND Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to

Prince George's County, described as follows: Tax Account No 0275701, PISCATAWAY 5TH ELECTION DISTRICT; 20000 SQ.FT. WHITE HALL LOT 13 BLK D; ASSMT \$61600 LIB 34817 FL 110: KNOWN AS 1105 AYER ST ACCOKEEK MD 20607.

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

Prince George's County, described as follows: Tax Account No 0275701, PISCATAWAY 5TH ELECTION DISTRICT; 20000 SQ.FT. WHITE HALL LOT 13 BLK D; ASSMT \$61600 LIB 34817 FL 110; KNOWN AS 1105 AYER ST ACCOKEEK MD 20607.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and rethe 24th day of March, 2020, and re-deem the property herein described and answer the complaint or there-after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

LEGALS

fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 136602 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs.

USANDRA STOVER CONSTELLATION FCU RAYMOND HERSCHTHAL TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1584887, 10,890.0000 SQ.FT. & IMPS. WOOD POINTE PLAT 1 LOT 36 BLK C; ASSMT \$321,300 LIB 11415 FL 663; ASSESSED TO STOVER USAN-DRA.; KNOWN AS 10603 WOOD POINTE CT GLENN DALE MD 20769.

Defendants

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

CAE 19-40308

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1584887, 10,890.0000 SQ.FT. & IMPS. WOOD POINTE PLAT 1 LOT 36 BLK C; ASSMT \$321,300 LIB 11415 FL 663; ASSESSED TO STOVER USAN-DRA.; KNOWN AS 10603 WOOD POINTE CT GLENN DALE MD 20769.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

KOUROUSH MEHRABIAN Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1009828,LAUREL 10TH ELECTION DISTRICT; E SIDE BLVD; 5320 SQ.FT. & IMPS. LAUREL LOT 12 BLK 56; ASSMT \$300300 LIB 35512 FL 466; KNOWN AS 132 WASH-INGTON BLVD LAUREL 20707.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39064

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

Prince George's County, described as follows: Tax Account No 1009828, LAUREL 10TH ELECTION DISTRICT; E SIDE BLVD; 5320 SQ.FT. & IMPS. LAUREL LOT 12 BLK 56; ASSMT \$300300 LIB 35512 FL 466; KNOWN AS 132 WASH-INGTON BLVD LAUREL 20707.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or bethree (3) successive weeks, on or be-fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136584 (1-30,2-6,2-13)

NOTICE

have any interest in the property and premises situate, described as:

Defendants

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

CAE 19-37083

ORDER OF PUBLICATION

Antoine Matthews C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

CLINTON ACRES I, LLC MANUFACTURERS AND TRADERS TRUST COMPANY Janine L Smith Trustee Thomas N Keigler, Trustee Sheri L Rowe, Trustee Glennis M Simpson, Trustee Timothy J Reynolds, Trustee Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1148063, BRANDYWINE 11TH ELECTION DISTRICT; PT PAR 72EQ 5.6254 AC (23.4816 A C IN SUB 2 001-02 NEW ACCT 3374360) 5.62 ACRES; ASSMT \$104,700 MAP 134 GRID F2 PAR 072 LIB 13588 FL 338 KNOWN AS 0 BRANCH AVE BRANDY-WINE MD 20613.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-40309

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

Prince George's County, described as follows: Tax Account No 1148063, BRANDYWINE 11TH ELECTION DISTRICT; PT PAR 72EO 5.6254 AC (23.4816 A C IN SUB 2 001-02 NEW ACCT 3374360) 5.62 ACRES; ASSMT \$104,700 MAP 134 GRID F2 PAR 072 LIB 13588 FL 338 KNOWN AS 0 BRANCH AVE BRANDY-WINE MD 20613.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for

County, Maryland, once a week for three (3) successive weeks, on or before the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 136598 (1-30,2-6,2-13)

NOTICE

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

v.

William E. Pullen

AND

Joyce H. Pullen

3707 Ladd Avenue Fort Washington, MD 20744 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31880

Notice is hereby given this 21st 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 21st 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 21st day of February, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$204,000.00. The property sold herein is known as 3707 Ladd Avenue, Fort Washington, MD 20744.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136617 (1-30,2-6,2-13)

ORDER OF PUBLICATION

FNA DZ. LLC C/o Benjamin M. Decker, Esquire

2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs.

STEPHEN DARNELL MISSOURI Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0495390, SPAULDING 6TH ELECTION DIS-TRICT; UNIT C BLDG 6; & IMPS. WESTPHALIA WOODS C: ASSMT \$76000 LIB 05164 FL 264: KNOWN AS 3345 CHESTER GROVE RD UPPER MARLBORO MD 20774.

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

CAE 19-39063

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0495390, SPAULDING 6TH ELECTION DIS-TRICT; UNIT C BLDG 6; & IMPS. WESTPHALIA WOODS C; ASSMT \$76000 LIB 05164 FL 264; KNOWN AS 3345 CHESTER GROVE RD UPPER MARLBORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 (1-30,2-6,2-13) 136601

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff vs.

5021 7TH PLACE LLC Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2023679, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 27403 SQ.FT. ASSMT \$37300 MAP 073 GRID B4 PAR 331 LIB 000 FL 000; KNOWN AS 1514 ROLLINS AVE CAPITOL HEIGHTS MD 20743.

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2023679, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 27403 SQ.FT. ASSMT \$37300 MAP 073 GRID B4 PAR 331 LIB 000 FL 000; KNOWN AS 1514 ROLLINS AVE CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-

the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 14th day of February, 2020, warning all persons interested in the property to appear in this Court by the 24th day of March, 2020, and redeem the property herein described 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 136604 (1-30,2-6,2-13)

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

Kendall R. Smith

AND

Yulanda D. Swindell

6102 43rd Avenue Hyattsville, MD 20781 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-20135

Notice is hereby given this 22nd 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 24th 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 24th day of February, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$313,000.00. The property sold herein is known as 6102 43rd Avenue, Hyattsville, MD 20781.

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

True Copy—Test: Mahasin El Amin, Clerk

136614 (1-30,2-6,2-13) Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeeferv Christianna Kersev 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs

Sherrell T. Martin

AND

Andre V.C. Martin

7717 Lanham Lane Fort Washington, MD 20744 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28509

Notice is hereby given this 21st 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 21st 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 21st day of February, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$206,500.00. The property sold herein is known as 7717 Lanham Lane, Fort Washington, MD 20744.

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

Mahasin El Amin, Clerk (1-30,2-6,2-13) 136616

NAME CHANGE NOTICE

In the Court of Common Pleas of **Bucks County, PA Civil Action Law** Case No. 2019-A-9080

Notice is hereby given that the Petition for Adoption with Change of Name has been filed in the abovenamed Court, praying for a Decree to change the name of ASGAR MOHSUM ASGAROV to ASGAR MOVSUM ASGAROV.

The Court has fixed March 11, 2020 at 9:45 a.m. in Courtroom No. 260, Bucks County Courthouse, Doylestown, Pennsylvania as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

136724

(2-6, 2-13)

CAE 19-39093

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

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Robert L. Neff to Wyndham Vacation Resorts, Inc., dated July 12, 2009, and recorded, in Liber 31278 at folio 366 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated July 02, 2013, and at the request of the party secured in the terms and condi-tions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 154,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration")

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 154,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declara-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

LEGALS

Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

<u>136751</u>

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Paul E Campbell to Wyndham Vacation Resorts, Inc., dated November 10, 2008, and recorded, in Liber 31212 at folio 69 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 07, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 874,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1114, 1116, 1108, 1110, 1017, 1018, 1010, 1018, 1018, 1010, 1018, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Cap-ital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 874,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances

LEGALS

Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the 'Timeshare Declaration'').

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 462,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered In any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

ORDER OF PUBLICATION

<u>136753</u>

AND

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Noah Harper C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Prince George's County, Maryland

JACQUELINE ORELLANA

ORDER OF PUBLICATION

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

136750

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Donna G. Smith to Wyndham Vacation Resorts, Inc., dated June 06, 2011, and recorded, in Liber 32852 at folio 481 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated July 02, 2013, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 52,500/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Pas sage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Biennial Ownership Interest and has been allocated 105,000 Points at the time of purchase for use by the Grantees in Even year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declara-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the bal-ance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 9.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the re-fund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136752

(2-6,2-13,2-20)

OF TIMESHARE INTEREST IN VALUABLE

By virtue of the power and authority contained in a Mortgage from LEONARD MONTALTO to Wyndham Vacation Resorts, Inc., dated January 30, 2010, and recorded, in Liber 31592 at folio 613 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 07, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro,

FEBRUARY 26, 2020 AT 11:00AM

One 462,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in

| | Plaintiff | | Plaintiff |
|-----|-----------|-----|-----------|
| VS. | | vs. | |
| | | | |

ABAS BESEREMO Prince George's County, Maryland

Prince George's County, described

as follows: Tax Account No 2098903,

SEAT PLEASANT 18TH ELEC-

TION DISTRICT; 7072 SQ.FT. &

IMPS. GEORGE J BRADBURY LOT

2; ASSMT \$143400 LIB 40295 FL 467;

KNOWN AS 4609 SOUTHERN AVE

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 19-39089

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

rty situate, lying and being

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

Prince George's County and the State of Maryland to the Plaintiff in

Prince George's County, described

as follows: Tax Account No 2098903,

SEAT PLEASANT 18TH ELEC-

TION DISTRICT; 7072 SQ.FT. &

IMPS. GEORGE J BRADBURY LOT

2; ASSMT \$143400 LIB 40295 FL 467;

KNOWN AS 4609 SOUTHERN AVE

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

for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for

uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 21st day of February 2020

fore the 21st day of February, 2020,

warning all persons interested in the

property to appear in this Court by the 23rd day of March, 2020, and re-deem the property herein described

and answer the complaint or there-

after a final judgment will be en-tered foreclosing all rights of redemption in the property, and

vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

(2-6,2-13,2-20)

True Copy—Test: Mahasin El Amin, Clerk

136705

CAPITOL HEIGHTS 20743.

this proceeding:

Defendants

CAPITOL HEIGHTS 20743.

AND

Heir, devisees, personal representa-Heir, devisees, personal representatives, and executors, administrators, tives, and executors, administrators, grantees, assigns or successors in grantees, assigns or successors in right, title, or interest and any and right, title, or interest and any and all persons having or claiming to all persons having or claiming to have any interest in the property have any interest in the property and premises situate, described as: and premises situate, described as:

> Prince George's County, described as follows: Tax Account No 1942515, CHILLUM 17TH ELECTION BLDG 15 UNIT A -6; 1200 SQ.FT. & IMPS PRESIDENTIAL PARK; ASSMT \$62000 LIB 36823 FL 565 UNIT A-6; KNOWN AS 1822 METZEROTT RD HYATTSVILLE MD 20783 A-6.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39095

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

Prince George's County, described as follows: Tax Account No 1942515, CHILLUM 17TH ELECTION BLDG 15 UNIT A -6; 1200 SQ.FT. & IMPS PRESIDENTIAL PARK; ASSMT \$62000 LIB 36823 FL 565 UNIT A-6; KNOWN AS 1822 METZEROTT RD HYATTSVILLE MD 20783 A-6.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince Courted Courts of Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and re-deem the property herein described and answer the complaint or there-after a final indement will be enafter 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 136706 (2-6,2-13,2-20)

ASSIGNEE'S SALE IMPROVED REAL ESTATE

Maryland, on

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

13107 CRUTCHFIELD AVE. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated April 18, 2007 and recorded in Liber 27786, Folio 598 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 19, 2020 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$53,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 343246-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14613 TURNER WOOTTON PKWY. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 30, 2006 and recorded in Liber 25586, Folio 253 and re-recorded in Liber 31444, Folio 28 among the Land Records of Prince George's County, MD, with an original principal balance of \$721,661.00, 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 19, 2020 AT 11:25 AM

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

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

Terms of Sale: A deposit of \$74,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denoeit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 196491-1)

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

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

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

(1-30.2-6.2-13)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

BUILDSOL LLC LYNK INVESTMENTS LLC BENJAMIN LYONS TRUSTEE Prince George's County, Maryland

Heir, devisees, personal representa-tives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3605763, BOWIE 14TH ELECTION DIS-TRICT; 22288 SQ.FT. HIGHBRIDGE LOT 1 ASSMT 76800 LIB 39514 FL 015; KNOWN AS 6901 CEDAR RD BOWIE MD20720.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39060

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

Prince George's County, described as follows: Tax Account No 3605763, BOWIE 14TH ELECTION DIS-TRICT; 22288 SQ.FT. HIGHBRIDGE LOT 1 ASSMT 76800 LIB 39514 FL 015; KNOWN AS 6901 CEDAR RD BOWIE MD20720.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136839 (2-13,2-20,2-27)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

BUILDSOL LLC LYNK INVESTMENTS LLC BENJAMIN LYONS TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representa-tives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3605789, BOWIE 14TH ELECTION DIS-TRICT; 20127 SQ.FT. HIGHBRIDGE LOT 3; ASSMT \$76600 LIB 39514 FL 015; KNOWN AS 13304 CHEST-NUT DB ROWUE MD 20720 NÚT DR BOWIE MD 20720.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39061

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3605789, BOWIE 14TH ELECTION DIS-TRICT; 20127 SQ.FT. HIGHBRIDGE LOT 3; ASSMT \$76600 LIB 39514 FL 015; KNOWN AS 13304 CHEST-NUT DR BOWIE MD 20720.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (2) curves in a week for three (3) successive weeks, on or be-fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136840 (2-13,2-20,2-27)

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

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

<u>13</u>6572

(1-30, 2-6, 2-13)

<u>136570</u>

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6900 GREENBORO LA. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated October 29, 2007 and recorded in Liber 28962, Folio 478 among the Land Records of Prince George's County, MD, with an original principal balance of \$353,000.00, 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 25, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by are adjusted as of the date of sale, and thereafter assumed by the purchaser. to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposition of the defaulted purchaser shall not be entitled to any surplus proceeds are subject. 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. 341404-1)

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

136693

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4857 BROOKSTONE TERR., UNIT # 28 BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated January 20, 2009 and recorded in Liber 30451, Folio 401 among the Land Records of Prince George's County, MD, with an original principal balance of \$327,246.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

FEBRUARY 19, 2020 AT 11:27 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit Numbered Lot 28 Phase 6 Section in "Glensford Condo-minium" 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339806-1)

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

Rockville, MD 20852 (301) 961-6555

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10902 WOODLAWN BLVD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27709, Folio 632 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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 19, 2020 AT 11:30 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proeeeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interact. (Matter Na. 227(70.1) interest. (Matter No. 334670-1)

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

(2-6, 2-13, 2-20)136574 (1-30.2-6.2-13)136577 (1-30, 2-6, 2-13)

ORDER OF PUBLICATION

Noah Harper C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

TAMARA SADOWSKI Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2264042, LANHAM 20TH ELECTION DIS-TRICT; UNIT 2358; 3840 SQ.FT. & IMPS . FRENCHMANS CRÈEK C ASSMT \$38667 LIB 21214 FL 296 UNIT 2358; KNOWN AS 7607 FONTAINEBLEAU DR HY-ATTSVILLE MD 20784 #2358.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39096

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

Prince George's County, described as follows: Tax Account No 2264042, LANHAM 20TH ELECTION DIS-TRICT; UNIT 2358; 3840 SO.FT. & . FRENCHMANS CRÈEK C IMPS ASSMT \$38667 LIB 21214 FL 296 UNIT 2358; KNOWN AS 7607 FONTAINEBLEAU DR HY-ATTSVILLE MD 20784 #2358.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and close of all oncumbrances. and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

| True Copy—Tes | t: |
|----------------|------------------|
| Mahasin Él Ami | |
| 136824 | (2-13,2-20,2-27) |

ORDER OF PUBLICATION

ORDER OF PUBLICATION Noah Harper C/o Benjamin M. Decker, Esquire

2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

SCHULTZ, SIEGEL, AND WEISS LLC Prince George's County, Maryland AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1420645, KENT 13TH ELECTION DISTRICT; 9TH Supplementary Plat Unit 203-2C; 1,613.0000 Sq.Ft. & Imps. Tree-top Condo; Assmt \$67,667; Lib 33722 FL 503; Unit 203-2C; Address of 10119 PRINCE PL UPPER MARL-BORO MD 20774.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39098

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

Prince George's County, described as follows: Tax Account No 1420645, KENT 13TH ELECTION DISTRICT; 9TH Supplementary Plat Unit 203-2C; 1,613.0000 Sq.Ft. & Imps. Tree-top Condo; Assmt \$67,667; Lib 33722 FL 503; Unit 203-2C; Address of 10119 PRINCE PL UPPER MARL-BORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

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

| True Copy—Test: | | | | |
|-----------------|--------------------|--|--|--|
| Mahasin Él Amii | n, Clerk | | | |
| 136826 | (2-13, 2-20, 2-27) | | | |

ORDER OF PUBLICATION

LEGALS

ORDER OF PUBLICATION

FNA DZ. LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

PETER ODAGBODO Prince George's County, Maryland

VS

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3837218, SEAT PLEASANT 18TH ELEC-DISTRICT; TION 16056 SQ.FT. RODGERS SUB LOT 15; ASSMT \$18067 LIB 38500 FL 182; KNOWN AS 1503 BETTIE CT CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39108

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3837218, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 16056 SQ.FT. RODGERS SUB LOT 15; ASSMT \$18067 LIB 38500 FL 182; KNOWN AS 1503 BETTIE CT CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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.

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 136828 (2-13,2-20,2-27)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Revnolda Rd.

ORDER OF PUBLICATION FNA DZ. LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS

PETER ODAGBODO Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3837226, SEAT PLEASANT 18TH ELEC-SEAL PLEASANT TOTH ELEC-TION DISTRICT; 16285 SQ.FT. RODGERS SUB LOT 16; ASSMT \$18067 LIB 38500 FL 182; KNOWN AS 6001 LYVETTE WAY CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39109

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: this proceeding:

Prince George's County, described as follows: Tax Account No 3837226, SEAT PLEASANT 18TH ELEC TION DISTRICT; 16285 SQ.FT. RODGERS SUB LOT 16; ASSMT \$18067 LIB 38500 FL 182; KNOWN AS 6001 LYVETTE WAY CAPITOL HEIGHTS 20743

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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

136829 (2-13,2-20,2-27)

ORDER OF PUBLICATION FNA DZ, LLC

/o Benjamin M. Decker, Esquire

LEGALS

ORDER OF PUBLICATION

VS

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

GEORGE IOSEPH MURPHY Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2374866, BERWYN 21ST ELECTION DIS-TRICT; UNIT 6942-101; 1405 SQ.FT MCC1, UNIT 0742-101, 1100 JULI 1 & IMPS. HUNTING RIDGE CONDO; ASSMT \$76000 LIB 21719 FL 732 6942-1; KNOWN AS 6942 HANOVER PKWY GREENBELT 20770 CONDO UNIT: 6942-101. Defendants

> In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39055

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

Prince George's County, described as follows: Tax Account No 2374866, BERWYN 21ST ELECTION DIS-TRICT; UNIT 6942-101; 1405 SQ.FT & IMPS. HUNTING RIDGE CONDO; ASSMT \$76000 LIB 21719 732 6942-1; KNOWN AS 6942 HANOVER PKWY GREENBELT 20770 CONDO UNIT: 6942-101.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 28th day of February, 2020 warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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 136833 (2-13,2-20,2-27)

ORDER OF PUBLICATION

FNA DZ, LLC

ORDER OF PUBLICATION FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS. CHUAN SHENG CAI

YAN ZHOU

Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 5588834, BOWIE 14TH ELECTION DIS-TRICT; PLAT 1 PHASE 1; 2555 SQ.FT. & IMPS. GLENN DALE COMMONS LOT 32 BLK B; ASSMT \$383033 LIB 40097 FL 262; KNOWN AS 7610 HUBBLE DR LANHAM MD 20706.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39051

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 5588834, BOWIE 14TH ELECTION DIS-TRICT; PLAT 1 PHASE 1; 2555 SQ.FT. & IMPS. GLENN DALE COMMONS LOT 32 BLK B; ASSMT \$383033 LIB 40097 FL 262; KNOWN AS 7610 HUBBLE DR LANHAM MD 20706

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136834 (2-13,2-20,2-27)

ORDER OF PUBLICATION

MAHASIN EL AMIN Clerk of the Circuit Court for

Noah Harper C/o Benjamin M. Decker, Esquire 2806 Revnolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS. EVA LOUISE SCOTT

Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1912963, CHILLUM 17TH ELECTION DIS-TRICT; 6737 SQ.FT. & IMPS. RAY PARK LOT 12 BLK D; ASSMT \$346500 LIB 04585 FL 466; KNOWN AS 6605 KARLSON CT HY-ATTSVILLE MD 20783.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39097

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

Prince George's County, described as follows: Tax Account No 1912963, CHILLUM 17TH ELECTION DIS-TRICT; 6737 SQ.FT. & IMPS. RAY PARK LOT 12 BLK D; ASSMT \$346500 LIB 04585 FL 466; KNOWN AS 6605 KARLSON CT HY-ATTSVILLE MD 20783.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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 136825 (2-13,2-20,2-27)

Noah Harper C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS. JOHN HERBERT SIMMS Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1182609, BRNDYWINE 11TH ELECTION DISTRICT; 21780 SQ.FT. & IMPS. ASSMT \$191300 MAP 144 GRID F1 PAR 194 LIB 09781 FL 001; KNOWN AS 7319 MOORES RD BRANDY-WINE MD 20613.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39099

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

Prince George's County, described as follows: Tax Account No 1182609, BRNDYWINE 11TH ELECTION DISTRICT; 21780 SQ.FT. & IMPS. ASSMT \$191300 MAP 144 GRID F1 PAR 194 LIB 09781 FL 001; KNOWN AS 7319 MOORES RD BRANDY-WINE MD 20613.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

| True Copy—Test: Mahasin El Amin, | Clerk |
|-------------------------------------|------------------|
| 136827 | (2-13,2-20,2-27) |

Winston-Salem, NC 27106 Plaintiff

ADERONKE OLUSOLA IBIROGBA Prince George's County, Maryland AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2239788, LANHAM 20TH ELECTION DIS-TRICT; UNIT 5404-103; 1918 SO.FT. & IMPS. CARROLLAN GARDENS; ASSMT \$39667; LIB 000 UNIT 103; KNOWN AS 5404 85TH AVE HY-ATTSVILLE 20784 CONDO UNIT:

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39053

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2239788, LANHAM 20TH ELECTION DIS-TRICT; UNIT 5404-103; 1918 SO.FT. & IMPS. CARROLLAN GARDENS; ASSMT \$39667; LIB 000 UNIT 103; KNOWN AS 5404 85TH AVE HY-ATTSVILLE 20784 CONDO UNIT:

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136830 (2-13,2-20,2-27)

| C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 | |
|---|--|
| Viliston Succin, IVC 2, 100 Plaintiff vs. | |
| BROTHERS TOWING AND TRUCKING LLC Prince George's County, Maryland | |
| AND | |
| Heir, devisees, personal representa- | |

tives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2237170, LANHAM 20TH ELECTION DIS-TRICT; DEVELOPMENT CO; 7000 SQ.FT. ARDWICK PARK DEVEL LOT 14 BLK C; ASSMT \$42200 LIB 40668 FL 362; KNOWN AS ARD-WICK DL 4 ADROVED 20787 WICK PL LANDOVER 20785.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39052

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

Prince George's County, described as follows: Tax Account No 2237170, LANHAM 20TH ELECTION DIS-TRICT; DEVELOPMENT CO; 7000 SQ.FT. ARDWICK PARK DEVEL LOT 14 BLK C; ASSMT \$42200 LIB 40668 FL 362; KNOWN AS ARD-WICK PL LANDOVER 20785.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

| True Copy—Test: Mahasin El Amin, Clerk | | | |
|---|------------------|--|--|
| 136832 | (2-13,2-20,2-27) | | |

2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

CIDIA MARISOL GALDAMEZ-ROQUE Prince George's County, Maryland

AND

Heir, devisees, personal representa-tives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3018223, BOWIE 14TH ELECTION DIS-TRICT; 21249 SQ.FT. GOOD LUCK HEIGHTS LOT 9 BLK B; ASSMT \$76700 LIB 40492 FL 386; KNOWN AS 6908 96TH AVE LANHAM MD 20706. Defendants

> In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39057

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

Prince George's County, described as follows: Tax Account No 3018223, BOWIE 14TH ELECTION DIS-TRICT; 21249 SQ.FT. GOOD LUCK HEIGHTS LOT 9 BLK B; ASSMT \$76700 LIB 40492 FL 386; KNOWN AS 6908 96TH AVE LANHAM MD 20706

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described 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 136836

(2-13,2-20,2-27)

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff vs.

DOROTHY LOUISE MORRISSEY LESLEY J GRAHAM Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3274487, LAUREL 10TH ELECTION DIS-TRICT; 7500 SO.FT. OAK CREST LOT 18 BLK 11; ASSMT \$30100 LIB 19916 FL 15; KNOWN AS CYPRESS ST LAUREL MD 20707

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39058

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

Prince George's County, described as follows: Tax Account No 3274487, LAUREL 10TH ELECTION DIS-TRICT; 7500 SQ.FT. OAK CREST LOT 18 BLK 11; ASSMT \$30100 LIB 19916 FL 15; KNOWN AS CYPRESS ST LAUREL MD 20707.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 3rd day of Feb-ruary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be-fore the 28th day of February, 2020. fore the 28th day of February, 2020, warning all persons interested in the property to appear in this Court by the 7th day of April, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136837 (2-13,2-20,2-27)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

JHONNIEL S APARICIO KAREN A ESPINOZA Prince George's County, Maryland

VS.

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2111904, SEAT PLEASANT 18TH ELEC-TION DISTRICT; TERRACE LOTS 7 9.80.81; 6650 SQ.FT. MARYLAND PARK BLK B; ASSMT \$45200 LIB 38965; FL 571; KNOWN AS 5731 EAGLE ST CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39090

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

Prince George's County, described as follows: Tax Account No 2111904, SEAT PLEASANT 18TH ELEC-TION DISTRICT; TERRACE LOTS 7 9.80.81; 6650 SQ.FT. MARYLAND PARK BLK B; ASSMT \$45200 LIB 38965; FL 571; KNOWN AS 5731 EAGLE ST CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk <u>136704 (2-6,2-13,2-20)</u>

Timeshare Declaration").

ORDER OF PUBLICATION

FNA DZ, LLC ce C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 tiff Plaintiff

VS.

JEROME GRAY OCWEN LOAN SERVICING LLC Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2064327, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5890 SQ.FT. & IMPS. FAIRMOUNT LOT 31; ASSMT \$150433 LIB 40594 FL 275; KNOWN AS 1420 NYE ST CAPI-TOL HEIGHTS 20743.

Defendants

<u>136754</u>

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39087

0.12 19 090

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

Prince George's County, described as follows: Tax Account No 2064327, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5890 SQ.FT. & IMPS. FAIRMOUNT LOT 31; ASSMT \$150433 LIB 40594 FL 275; KNOWN AS 1420 NYE ST CAPI-TOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described 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 136710 (2-6,2-13,2-20)

LEGALS

federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Geraldine R Boyd to Wyndham Vacation Resorts, Inc., dated March 11, 2012, and recorded, in Liber 33621 at folio 530 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated August 24, 2014, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

LEGALS

2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 710,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.60 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

| 136756 | (2-6,2-13,2-20) |
|--------|-----------------|
| | |



ORDER OF PUBLICATION

ORDER OF PUBLICATION

Noah Harper C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Noah Harper C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Prince George's County, Maryland

WILLIAM J GAWNE

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Robert F Doster to Wyndham Vacation Resorts, Inc., dated January 28, 2010, and recorded, in Liber 31430 at folio 82 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated July 10, 2013, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 154,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

136755

(2-6,2-13,2-20)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Gary Harrison to Wyndham Vacation Resorts, Inc., dated March 10, 2016, and recorded, in Liber 38134 at folio 213 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 08, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 710,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25,

| | Plaintiff | , | Plaintiff |
|-----|-----------|-----|-----------|
| VS. | | VS. | |

RICHARD TULLOCH Prince George's County, Maryland

Heir, devisees, personal representa-

tives, and executors, administrators,

grantees, assigns or successors in

right, title, or interest and any and

all persons having or claiming to

have any interest in the property

Prince George's County, described

as follows: Tax Account No 1834779,

CHILLUM 17TH ELCTION DIS-

TRICT; Estates; 3,750.0000 Sq.Ft. &

Imps. New Hampshire Lot 60 Blk K; Assmt \$162,200 Lib 07156 Fl 454;

KNOWN AS 8419 12TH AVE SIL-

and premises situate, described as:

AND

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2385359, BERWYN 21ST ELECTION DIS-TRICT; 5500 SQ.FT. & IMPS. HOL-LYWOOD LOT 4 BLK T; ASSMT \$226300 LIB 5182 FL 293; KNOWN AS 9707 WICHITA AVE COLLEGE PARK MD 20740.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39094

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

Prince George's County, described as follows: Tax Account No 2385359, BERWYN 21ST ELECTION DIS-TRICT; 5500 SQ.FT. & IMPS. HOL-LYWOOD LOT 4 BLK T; ASSMT \$226300 LIB 5182 FL 293; KNOWN AS 9707 WICHITA AVE COLLEGE PARK MD 20740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described 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 136707 (2-6,2-13,2-20)

Defendants exbe Prince George's County, Maryland regcivil Division Add CAE 19-39100

VER SPRING MD 20903.

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

Prince George's County, described as follows: Tax Account No 1834779, CHILLUM 17TH ELCTION DIS-TRICT; Estates; 3,750.0000 Sq.Ft. & Imps. New Hampshire Lot 60 Blk K; Assmt \$162,200 Lib 07156 Fl 454; KNOWN AS 8419 12TH AVE SIL-VER SPRING MD 20903.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described 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 136708 (2-6,2-13,2-20)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

JAMES JOSEPH LISSAMMA JOSEPH KG THOMASKUTTY MERCY THOMASKUTTY ERICA R.S. HUNT TRUSTEE CHRISTOPHER P SUSS TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2207819, LANHAM 20TH ELECTION DIS-TRICT; 35367 SQ.FT. & IMPS. PRINCESS GARDENS LOT 237; ASSMT \$495300; KNOWN AS 8805 PRISCILLA CT LANHAM 20706. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39115

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2207819, LANHAM 20TH ELECTION DIS-TRICT; 35367 SQ.FT. & IMPS. PRINCESS GARDENS LOT 237; ASSMT \$495300; KNOWN AS 8805 PRISCILLA CT LANHAM 20706.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or be fore the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (2-6,2-13,2-20) 136702

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

VS.

TIA NICOLE STRAYHAM US DEPARTMENTOF VETERANS AFFAIRS JOSEPH J BYRNES, TRUSTEE JUANITA S GILLIAM TRUSTEE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in

right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2096857, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 72 & 73; 5000 SQ.FT. & IMPS. SEAT PLEAS-ANT HEIG BLK P; ASSMT \$136067 LIB 33944 FL 277; KNOWN AS 417 69TH PL CAPITOL HEIGHTS 20743.

Defendants

136757

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

CAE 19-39088

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2096857, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 72 & 73; 5000 SQ.FT. & IMPS. SEAT PLEAS-ANT HEIG BLK P; ASSMT \$136067 LIB 33944 FL 277; KNOWN AS 417 69TH PL CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County Maryland, once a week for County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

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

LEGALS

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining pos-session of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to postsale 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(2-6,2-13,2-20)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 263 among the Land Records of Prince George's County, Maryland, against Willard W. Crews and Lanna J. Forrest-Crews, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28472 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 28,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Cap-ital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price. e lien mav be set off against the pur

LEGALS

ital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

136759

(2-6,2-13,2-20)

THE PRINCE **GEORGE'S POST** Call 301-627-0900

Fax 301-627-6260

LEGALS

ORDER OF PUBLICATION FNA DZ, LLC

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

TOMMIE BROADWATER III LORI J HONIGMAN, TRUSTEE DORETTA P BARR STEPHEN H ELLICK, TRUSTEE

VS.

THE TESTATE AND INTESTATE SUCCESSORS OF WILLIAM KING, DECEASED, AND ALL PERSONS

vs. MELVIN KING

True Copy—Test: Mahasin El Amin, Clerk 136709 (2-6,2-13,2-20)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Harold F Jaworski to Wyndham Vacation Resorts, Inc., dated October 11, 2008, and recorded, in Liber 31218 at folio 142 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated July 02, 2013, and at the request of the party secured in the terms and condi-tions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00AM

One 658,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the Timeshare Declaration")

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 658,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declara-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

136758

(2-6,2-13,2-20)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 266 among the Land Records of Prince George's County, Maryland, against Heirs at Law or devisees of Helen E. Lehr and John Doe and Richard Roe as Representatives of all Heirs and Devisees of HELEN E. LEHR, Deceased, as Representatives of All Persons Entitled to Claim Under or Through Any or Allof the Heirs and Devisees, and as Representatives of Other Unknown Persons or Corporations Claim-ing Any Right, Title, Interest in or Lien upon the Real Estate Described Herein, Any Unknown Adults or Corporations Being as a Class Designated John Doe, and Any Unknown Infants or Persons in Military Service Designated as a Class Richard Roe, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28471 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 714,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Cap-

CLAIMING BY, THROUGH, OR UNDER THE DECEDENT Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2056695, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 9 10 11 IMPS ON 10 11; 9375 SQ.FT. & IMPS. FAIRMOUNT HEIGHTS BLK A; ASSMT \$69400 LIB 000 FL 000; KNOWN AS 1012 58TH AVE CAPITOL HEIGHTS 20743.

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 19-39086

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2056695, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 9 10 11 IMPS ON 10 11; 9375 SQ.FT. & IMPS. FAIRMOUNT HEIGHTS BLK A; ASSMT \$69400 LIB 000 FL 000; KNOWN AS 1012 58TH AVE CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

| True Copy—Test | |
|-----------------|-----------------|
| Mahasin Él Amiı | n, Clerk |
| 136711 | (2-6,2-13,2-20) |

Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1989490, SEAT PLEASANT 18TH ELEC-TION DISTRICT; PT PAR 14 NCON F USE-HOUSE ADMIN RES SPLIT 7109; 17159 SQ.FT. & IMPS; ASSMT \$616300 MAP 065 GRID F1 PAR 014 LIB 39782 FL 085; KNOWN AS 5371 SHERIFF RD CAPITOL HEIGHTS 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39084

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

Prince George's County, described as follows: Tax Account No 1989490, SEAT PLEASANT 18TH ELEC-TION DISTRICT; PT PAR 14 NCON F USE-HOUSE ADMIN RES SPLIT 7109; 17159 SQ.FT. & IMPS; ASSMT \$616300 MAP 065 GRID F1 PAR 014 LIB 39782 FL 085; KNOWN AS 5371 SHERIFF RD CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince Courted Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County Maryland, once a week for County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and re-deem the property herein described and answer the complaint or there-after a final indement will be enafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and close of all oncumbrances 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 |
|-------------------------------------|-----------------|
| 136713 | (2-6,2-13,2-20) |

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs.

RALPH D HALE Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1990605, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 27.28; 5400 SQ.FT. UNSWORTHVILLE BLK 4; ASSMT \$35100 LIB 07128 FL 614; KNOWN AS 5607 DAVEY ST CAPI-TOL HEIGHTS 20743. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39085

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

Prince George's County, described as follows: Tax Account No 1990605, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 27.28; 5400 SQ.FT. UNSWORTHVILLE BLK 4; ASSMT \$35100 LIB 07128 FL 614; KNOWN AS 5607 DAVEY ST CAPI-TOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County Maryland, once a week for County, Maryland, once a week for three (3) successive weeks, on or be fore the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and close of all oncumbrances. 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 |
|------------------------------------|-----------------|
| 136712 | (2-6,2-13,2-20) |

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

> SHANE UMSTEAD GARY MARTIN JUDY MARTIN

AND

Prince George's County, Maryland

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2274314, LANHAM 20TH ELECTION DIS-TRICT; 7280 SQ.FT. & IMPS. WEST-GATE LOT 3; ASSMT \$252967 LIB 31350 FL 363; KNOWN AS 5616 WESTGATE RD LANHAM MD 20706.

Defendants In the Circuit Court for

Prince George's County, Maryland Civil Division CAE 19-39083

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

Prince George's County, described as follows: Tax Account No Tax Account No 2274314, LANHAM 20TH ELECTION DISTRICT; 7280 SQ.FT. & IMPS. WESTGATE LOT 3; ASSMT \$252967 LIB 31350 FL 363; KNOWN AS 5616 WESTGATE RD LANHAM MD 20706.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George's County, Maryland True Copy-Test:

LEGALS

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

(2-6,2-13,2-20)

136762

<u>13676</u>0

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 272 among the Land Records of Prince George's County, Maryland, against EUGENE LEWIS aka Eugene W. Lewis, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28475 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 315,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, pur-

LEGALS

and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to ter-mination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

(2-6,2-13,2-20)

LEGALS

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

| (| 1-23 | ,1-30 | ,2-6 | ,2-13) |) |
|---|------|-------|------|--------|---|
| | | | | | |

Plaintiff

ORDER OF PUBLICATION

<u>136480</u>

AND

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

FNA DZ, LLC

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

VS.

Mahasin Él Amin, Clerk

(2-6,2-13,2-20)

LEGALS

136714

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 269 among the Land Records of Prince George's County, Maryland, against Jameson Luke Thottam, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28474 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 695,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Cap-ital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the prop-erty and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

chaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

136761

(2-6,2-13,2-20)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 275 among the Land Records of Prince George's County, Maryland, against Scott Deidun, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28477 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including inerest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk

VS. ROBIN STANSELL ROBERT EARL STANSELL SR KENNETH WILSON

Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0856633, SURRATTSVILLE, 9TH ELECTION DISTRICT; 16540 SQ.FT. & IMPS BELLE FONTE LOT 138; ASSMT \$449633 LIB 15433 FL 578; KNOWN AS 7500 OLD ALEXANDRIA FERRY RD CLINTON MD 20735. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39075

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

Prince George's County, described as follows: Tax Account No 0856633, SURRATTSVILLE, 9TH ELECTION DISTRICT; 16540 SQ.FT. & IMPS BELLE FONTE LOT 138; ASSMT \$449633 LIB 15433 FL 578; KNOWN AS 7500 OLD ALEXANDRIA FERRY RD CLINTON MD 20735.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or bethree (3) successive weeks, on or be-fore the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and re-deem the property herein described and assure the complaint or there. and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136716 (2-6,2-13,2-20) Prince George's County, Maryland Heir, devisees, personal representa-

tives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0654343, SPAULDING 6TH ELECTION DIS-TRICT; UNIT 2401; 2093 SQ.FT. & IMPS. EVERSON MEWS CONDO; ASSMT \$59333 LIB 37872 FL 622; KNOWN AS 2401 IVERSON ST TEMPLE HILLS MD 20748.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39076

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

Prince George's County, described as follows: Tax Account No 0654343, SPAULDING 6TH ELECTION DIS-TRICT; UNIT 2401; 2093 SQ.FT. & IMPS. EVERSON MEWS CONDO; ASSMT \$59333 LIB 37872 FL 622; KNOWN AS 2401 IVERSON ST TEMPLE HILLS MD 20748.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and re-deem the property herein described and answer the complaint or there-after a final indement will be enafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and close of all oncumbrances 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 136717 (2-6,2-13,2-20)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs.

AIDA HERNANDEZ Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1875640, CHILLUM 17TH ELECTION DIS-TRICT; 1531 SQ.FT. & IMPS. RIGGS HILL CONDO; ASSMT \$42000 LIB 40247 FL 001 UNIT 21 BLDG H; KNOWN AS 7405 18TH AVE HY-ATTSVILLE 20783 CONDO UNIT: 21.

Defendants

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

CAE 19-39080

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1875640, CHILLUM 17TH ELECTION DIS-TRICT; 1531 SQ.FT. & IMPS. RIGGS HILL CONDO; ASSMT \$42000 LIB 40247 FL 001 UNIT 21 BLDG H; KNOWN AS 7405 18TH AVE HY-ATTSVILLE 20783 CONDO UNIT: 21.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136719 (2-6,2-13,2-20)

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff vs.

PETER ODAGBODO ALICE ODAGBODO Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0594507, SPAULDING ELECTION DIS-TRICT LOTS 102.103; 4000 SQ.FT. SPAULDING HEIGHTS BLK 1; ASSMT 20000 LIB 00000 FL 000; KNOWN AS OPUS AVE CAPITOL HEIGHTS MD 20743.

Defendants

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

CAE 19-39077

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0594507, SPAULDING ELECTION DIS-TRICT LOTS 102.103; 4000 SQ.FT. SPAULDING HEIGHTS BLK 1; ASSMT 20000 LIB 00000 FL 000; KNOWN AS OPUS AVE CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks on or bethree (3) successive weeks, on or be-fore the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk (2-6,2-13,2-20) 136718

LEGALS

shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 232 among the Land Records of Prince George's County, Maryland, against Dennis B. Saboe, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28466 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auc-tion in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 77,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale. no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be

LEGALS

receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to ter-mination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale

Daniel C. Zickefoose, Trustee

136765

(2-6,2-13,2-20)

(2-6,2-13,2-20)

LEGALS

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 TO FIVE

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

| 136481 | (1-23,1-30,2-6,2-13) |
|--------|----------------------|
| | |

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Plaintiff

ORDER OF PUBLICATION FNA DZ, LLC

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

Winston-Salem, NC 27106 vs

136763

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE **IMPROVED REAL ESTATE**

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 278 among the Land Records of Prince George's County, Maryland, against KRYSTLE ESPINOZA, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28476 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 1,696,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

136764

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 235 among the Land Records of Prince George's County, Maryland, against Keith C. Bester, Successor Trustee under the Victor and Mitzie Schroeder Trust dated September 22, 2009, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28467 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 1,300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not

NINA C SOLOMON Prince George's County, Maryland

AND

(2-6,2-13,2-20)

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1877158, CHILLUM 17TH ELECTION DIS-TRICT; 1802 SQ.FT. & IMPS. RIGGS HILL CONDO; ASSMT \$60000 LIB 29691 FL 482 UNIT 15 BLDG D; KNOWN AS 7302 RIGGS RD HY-ATTSVILLE 20783 CONDO UNIT: 15.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39082

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1877158, CHILLUM 17TH ELECTION DIS-TRICT; 1802 SQ.FT. & IMPS. RIGGS HILL CONDO; ASSMT \$60000 LIB 29691 FL 482 UNIT 15 BLDG D; KNOWN AS 7302 RIGGS RD HY-ATTSVILLE 20783 CONDO UNIT: 15.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for County, Maryland, once a week for three (3) successive weeks, on or be fore the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described 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 | |
|------------------------------------|-----------------|
| Mahasin El Amin | ı, Clerk |
| 136721 | (2-6,2-13,2-20) |

ESTATE OF BOYD RUSSELL JR

GRACE W RUSSELL Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1552330, KENT 13TH ELECTION DISTRICT; 15859 SQ.FT. & IMPS. RAMBLING HILLS LOT 138 BLK C; ASSMT \$328400 LIB 04350 FL 386; KNOWN AS 11007 WOODLAWN BLVD UPPER MARLBORO MD 20774. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39068

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

Prince George's County, described as follows: Tax Account No 1552330, KENT 13TH ELECTION DISTRICT; 15859 SQ.FT. & IMPS. RAMBLING HILLS LOT 138 BLK C; ASSMT \$328400 LIB 04350 FL 386; KNOWN AS 11007 WOODLAWN BLVD UPPER MARLBORO MD 20774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described 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 |
|-------------------------------------|-----------------|
| 136722 | (2-6,2-13,2-20) |

VS.

ORDER OF PUBLICATION

FNA DZ, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs.

WILLIAM RUSSELL TEEL JR WELLS FARGO BANK NA JOHN BURSON TRUSTEE 3511111 Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0886598, SURRATTSVILLE, 9TH ELECTION DISTRICT; NR WOODYARD; 20330 SQ.FT. & IMPS. ASSMT \$232134 MAP 125 GRID D1 PAR 010 LIB 31690 FL 287; KNOWN AS 6616 SURRATTS RD CLINTON 20735. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39074

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

Prince George's County, described as follows: Tax Account No 0886598, SURRATTSVILLE, 9TH ELECTION DISTRICT; NR WOODYARD; 20330 SQ.FT. & IMPS. ASSMT \$232134 MAP 125 GRID D1 PAR 010 LIB 31690 FL 287; KNOWN AS 6616 SURRATTS RD CLINTON 20735.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. The redemption have not been paid. It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or bethree (3) successive weeks, on or be fore the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and re-deem the property herein described and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (2-6,2-13,2-20) 136715

ORDER OF PUBLICATION FNA DZ, LLC C/o Benjamin M. Decker, Esquire

ORDER OF PUBLICATION FNA DZ, LLC C/o Benjamin M. Decker, Esquire

2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

RASHEED OLATOKUMBO SANNI PENSCO TRUST COMPANY LLC CUSTODIAN FBO TIMOTHY FISHER INHER-ITED IRA

Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3019601, OXON HILL 12TH ELECTION DIS-TRICT; PLAT 2 11290 SO.FT. & IMPS. WOODSIDE ESTATES P LOT 7 BLK B; ASSMT \$304600 LIB 40820 FL 189; KNOWN AS 7005 SHAG-BARK CT FORT WASHINGTON MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39081

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

Prince George's County, described as follows: Tax Account No 3019601, OXON HILL 12TH ELECTION DIS-TRICT; PLAT 2 11290 SO.FT. & IMPS. WOODSIDE ESTATES P LOT 7 BLK B; ASSMT \$304600 LIB 40820 FL 189; KNOWN AS 7005 SHAG-BARK CT FORT WASHINGTON MD 20744

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described 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

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 238 among the Land Records of Prince George's County, Maryland, against Keith P. Yantz and Jennifer Oakes, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28468 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301 306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1110, 1110, 1110, 1110, 1110, 1110, 1110, 1111, 1110, 1111, 1110, 1111, 1110, 1111, 1110, 1111, 1110, 11 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale the balance of the purchase price being due and payable within fifteen (15)days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

(2-6,2-13,2-20)

136768

136766

LEGALS

regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to ter-mination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

136767

(2-6,2-13,2-20)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 244 among the Land Records of Prince George's County, Maryland, against Ivan C. Wambera, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28470 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auc-tion in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 741,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

2806 Revnolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

vs.

VICTORIA L SOPPA US BANK NATIONAL ASSOCIA-TION Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1190701, BRANDYWINE 11TH ELECTION DISTRICT; 38768 SQ.FT. & IMPS. PLEASANT \$PRINGS LOT 32 BLK A; ASSMT \$184400 LIB 06291 FL 705; KNOWN AS 14310 DUCKETT RD BRANDYWINE MD 20613. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39067

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

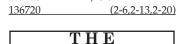
Prince George's County, described as follows: Tax Account No 1190701, BRANDYWINE 11TH ELECTION DISTRICT; 38768 SQ.FT. & IMPS. PLEASANT SPRINGS LOT 32 BLK A; ASSMT \$184400 LIB 06291 FL 705; KNOWN AS 14310 DUCKETT RD BRANDYWINE MD 20613.

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

It is thereupon this 27th day of Jan-uary, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 21st day of February, 2020, warning all persons interested in the property to appear in this Court by the 23rd day of March, 2020, and redeem the property herein described 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

| Tillice George 5 C | ounty, what yiand | UPPER MARL | BORO, MD 20773-1729 |
|---|-------------------|----------------|---------------------|
| True Copy—Test: Mahasin El Amin, Clerk | | Estate No. 115 | |
| 136723 | (2-6,2-13,2-20) | 136621 | (1-30,2-6,2-13 |



PRINCE

GEORGE'S

POST

NEWSPAPER

CALL

301-627-0900

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Alphonso L Wilkins, whose address is 2412 Ramblewood Drive, District Heights, MD 20747, was on January 14, 2020 appointed Personal Repre-sentative of the estate of Johnie Al-bert Wilkins, who died on November 11, 2019 without a will.

Further information can be ob-

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

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

on or before the 14th day of July,

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

to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the

decedent's death, except if the dece-

dent died before October 1, 1992, nine months from the date of the

(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.

Estate No. 115644

(1-30,2-6,2-13)

ALPHONSO L WILKINS

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

decedent's death; or

JOHNIE ALBERT WILKINS

AKA: JOHNIE A WILKINS

IN THE ESTATE OF

tative or the attorney.

2020

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 241 among the Land Records of Prince George's County, Maryland, against Barbara O'Berry Moeller, and by virtue of the power and authority granted by Order of Court, dated Septem-ber 25, 2019, entered in Civil Case No. CAEF19-28469 in the Circuit Court for Prince George's County, Maryland, and at the request of the party se cured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including in-terest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the prop-erty and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

(2-6,2-13,2-20)

LEGALS

VS.



NOTICE

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

> Substitute Trustees/ Plaintiffs,

SHAWNTIA PERKINS 17 Sultan Avenue Capitol Heights, MD 20743 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-32437

Notice is hereby given this 21st 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 17 Sultan Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 21st 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

21st day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$252,320.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136613 (1-30,2-6,2-13)

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated November 13, 2018, and recorded February 08, 2019, in Liber 41795 at folio 247 among the Land Records of Prince George's County, Maryland, against Heirs at Law or devisees of Anna Lucille Pablo and John Doe and Richard Roe as Representatives of all Heirs and Devisees of Anna Lucille Pablo, Deceased, as Representatives of All Persons Entitled to Claim Under or Through Any or Allof the Heirs and Devisees, and as Representatives of Other Unknown Persons or Corporations Claiming Any Right, Title, Interest in or Lien upon the Real Estate Described Herein, Any Unknown Adults or Corporations Being as a Class Designated John Doe, and Any Unknown Infants or Persons in Military Service Designated as a Class Richard Roe and Heirs at Law or devisees of Maximino Pineda A/k/a Maximino Pineda Nuguid, and John Doe and Richard Roe as Representatives of all Heirs and Devisees of Maximino Pineda Nuguid, Deceased, as Representatives of All Persons Entitled to Claim Under or Through Any or Allof the Heirs and Devisees, and as Representatives of Other Unknown Persons or Corporations Claiming Any Right, Title, Interest in or Lien upon the Real Estate Described Herein, Any Unknown Infants or Persons or Corporations Claiming Any Right, Title, Interest in or Lien upon the Real Estate Described Herein, Any Sight, Title, Interest in or Lien upon the Real Estate Described Herein, Any Unknown Adults or Corporations Being as a Class Designated John Doe, and Any Unknown Infants or Persons in Military Service Designated as a Class Richard Roe, and by virtue of the power and authority granted by Order of Court, dated September 25, 2019, entered in Civil Case No. CAEF19-28473 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland,

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

LEGALS

County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

(2-6, 2-13, 2-20)

136772

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated December 12, 2016, and recorded March 13, 2017, in Liber 39218 at folio 583 among the Land Records of Prince George's County, Maryland, against: Estate of Gordon Dowery and John Doe and Richard Roe as Representatives of all Heirs and Devisees of Gordon Dowery, Deceased, as Representatives of All Persons Entitled to Claim Under or Through Any or All of the Heirs and Devisees, and as Representatives of Other Unknown Persons or Corporations Claiming Any Right, Title, Interest in or Lien upon the Real Estate Described Herein, Any Unknown Adults or Corporations Being as a Class Designated John Doe, and Any Unknown Infants or Persons in Military Service Designated as a Class Richard Roe and by virtue of the power and authority granted by Order of Court, dated October 16, 2019, entered in Civil Case No. CAEF19-30220 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 588,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-406, 408-427, 501-506, 508-52 306.308 327, 401 601-606, 608-621 627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

LEGALS

T H E P R I N C E G E O R G E ' S P O S T YOUR NEWSPAPER OF LEGAL RECORD! CALL 301-627-0900 FAX 301-627-6260

> TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 07, 2017, and recorded February 14, 2018, in Liber 40579 at folio 319 among the Land Records of Prince George's County, Maryland, against: Estate of Teresa M Byerley and John Doe and Richard Roe as Representatives of all Heirs and Devisees of Teresa M Byerley, Deceased, as Representatives of All Persons Entitled to Claim Under or Through Any or All of the Heirs and Devisees, and as Representatives of Other Unknown Persons or Corporations Claiming Any Right, Title, Interest in or Lien upon the Real Estate Described Herein, Any Unknown Adults or Corporations Being as a Class Designated John Doe, and Any Unknown Infants or Persons in Military Service Designated as a Class Richard Roe and by virtue of the power and authority granted by Order of Court, dated October 16, 2019, entered in Civil Case No. CAEF19-30221 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 199,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

<u>136769</u>

(2-6,2-13,2-20)

LEGALS

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated February 20, 2015, and recorded February 20, 2015, in Liber 36712 at folio 358 among the Land Records of Prince George's County, Maryland, against: Estate of Anna C House-Kemry and John Doe and Richard Roe as Representatives of all Heirs and Devisees of Anna C House-Kemry, Deceased, as Representatives of All Persons Entitled to Claim Under or Through Any or All of the Heirs and Devisees, and as Representatives of Other Unknown Persons or Corporations Claiming Any Right, Title, Interest in or Lien upon the Real Estate Described Herein, Any Unknown Adults or Corporations Being as a Class Designated John Doe, and Any Unknown Infants or Persons in Military Service Designated as a Class Richard Roe and by virtue of the power and authority granted by Order of Court, dated October 16, 2019, entered in Civil Case No. CAEF19-30219 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 26, 2020 AT 11:00A.M.

the real property described as follows:

One 511,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

136773

(2-6,2-13,2-20)

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

(2-6,2-13,2-20)

The Prince George's Post Newspaper Serving Prince George's County Since 1932

136774

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

or Fax (301) 627-6260 *Subscribe Today!*

Proudly Serving Prince George's County Since 1932