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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12824 CLAXTON DR., UNIT #3-G LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated September 23, 2009 and recorded in Liber 31055, Folio 61 among the Land Records of Prince George's County, MD, with an original principal balance of \$211,105.00, 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 10, 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 described as Unit Numbered 3-G, being Unit Lettered G in Building No. 3, in the "Andover Heights Condominium II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the purchaser shall have no further liability. ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 343351-1)

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

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

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

136941

(2-20,2-27,3-5)

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 343692-1)

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

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

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9312 BIEMANS TERR. UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 27, 2009 and recorded in Liber 30861, Folio 479 and re-recorded in Liber 36482, Folio 44 among the Land Records of Prince George's County, MD, with an original principal balance of \$372,159.00, 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 10, 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344918-1)

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

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

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136942 (2-20,2-27,3-5)

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 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 UPCOMING SALES

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10110 TOWHEE AVE. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated January 24, 2008 and recorded in Liber 32867, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$239,637.00, 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 10, 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 \$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 early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 323837-1)

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

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

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<u>136943</u> (2-20,2-27,3-5)

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

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

(301) 961-6555

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 deformed water and cover relarges that purposets to cover or declared. ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be full and void, and the 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 a state of the purchaser shall not be entitled to any surplus proceeds a state of the purchaser shall not be entitled to any surplus proceeds a state of the purchaser shall not be entitled to any surplus proceeds. 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. 56177-1)

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

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

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

136849 (2-13,2-20,2-27) 136850 (2-13,2-20,2-27) 136851 (2-13,2-20,2-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY VALERIE BLOUNT

Notice is given that Kennedy Wall. whose address is 2957 Sunset Lane, Suitland, MD 20746, was on January 23, 2020 appointed Personal Representative of the estate of Mary Valerie Blount, who died on December 24, 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 neir 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 obtained from the Register of Wills.

KENNEDY WALL Personal Representative

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

Estate No. 115891 136974 (2-20,2-27,3-5)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

PHI DEUTERON HOUSE CORPO-WELLS FARGO BANK NA
MANUFACTURERS AND
TRADERS TRUST COMPANY TRSTE INC. TRUSTEE EILEEN F ASCHER TRUSTEE NICHOLAS P LAMBI LAMBROW 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 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 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 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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of February, 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

136835 (2-13,2-20,2-27)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

THE POLANSKY LIVING TRUST D. 8/21/1997

SERVE: THE ESTATE OF MARI-LYN M POLANSKY, TRUSTEE JOHN J POLANSKY, PERSONAL REP.

HILLMEADE STATION 12741 DRIVE

BOWIE, MD 20720

SERVE: THE ESTATE OF MARI-LYN M. POLANSKY, TRUSTEE THOMAS P. DOWNS, ESO. 322 MAIN STREET, SUITE 102 LAUREL, MD 20707

SERVE: THE ESTATE OF MARI-LYN M POLANSKY, TRUSTEE JANE P. OVERSTREET, PER-SONAL REP. 969 FORT VALEY ROAD LURAY, VA 22835

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

3908 HARRISON RD

And

Unknown Owner of the property 3908 HARRISON RD described as follows: Property Tax ID 01 0053611 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR. **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39143

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

22,297. Sq.Ft. & Imps Home Acres Lot 9 Blk 20, Assmt \$365,100 Lib 11712 Fl 378 and assessed to MARI-LYN M POLANSKY and JOHN J POLANSKY, TRUSTEES, also known as 3908 HARRISON RD, Tax Account No. 01 0053611 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts nec-essary for redemption have not essary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a conv of this

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 137004 (2-27,3-5,3-12)

NOTICE

IN THE MATTER OF: Angel Denee' Smith

FOR THE CHANGE OF NAME TO: Angel Denee' Stanton

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

Case No. CAE 20-04954 A petition has been filed to change the name of (Minor Child(ren))

Angel Denee' Smith to Angel Denee' Stanton. The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137029 (2-27)



LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

MICHAEL F ABATTA

SERVE: 15311 ALAN DR LAUREL, MD 20707

AND

SHIRLEY F ABATTA

SERVE: 15311 ALAN DR LAUREL, MD 20707

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

15311 ALAN DR LAUREL MD 20707

Unknown Owner of the property 15311 ALAN DR described as follows: Property Tax ID 10 1051291 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39121

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

10,000.0000 Sq.Ft. & Imps. Laurelton Lot 6 Blk A, Assmt \$219,866 Lib 04642 Fl 871 and assessed to MICHAEL F ABATTA and MICHAEL F ABATTA and SHIRLEY FABATTA, also known as 15311 ALAN DR, LAUREL MD 20707 Tay Account N 1017 20707, Tax Account No. 10 1051291 on the Tax Roll of the Director of Fi-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 (2-27,3-5,3-12)

NOTICE

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

Nathaniel K. Risch, Personal Representative for the Estate of Anthony K. Wood 521 Birchleaf Avenue Capitol Heights, MD 20743 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-05343

Plaintiffs

Notice is hereby given this 20th 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 contrary thereof be shown on or before the 20th 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 20th day of March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$165,000.00. The property sold herein is known as 521 Birchleaf Avenue, Capitol Heights, MD 20743.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 137049 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

MONACCO EXCLUSIVE RENO-VATION, LLC

SERVE: NANCY IGLESIAS, RESI-DENT AGENT 11420 SPUR WHEEL LANE POTOMAC, MD 20854

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5505 BARKER PL LANHAM MD 20706

And

Unknown Owner of the property 5505 BARKER PL described as follows: Property Tax ID 20 2249373 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39122

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

7,649.000 Sq.Ft. & Imps. Seabrook Park Esta Lot 2 Blk 3, Assmt \$217,733 Lib 38170 Fl 416 and asssed to MONACCO EXCLUSIVE RENOVATION, LLC and, also known as 5505 BARKER PL, LAN-HAM MD 20706, Tax Account No. 20 2249373 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 13th day of March, 2020, warning all persons interested in the the 21st day of April, 2020 and redeem the property described above 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 137006 (2-27,3-5,3-12)

LEGALS

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

GEORGE LINDSAY

SERVE: 363 S 4TH AVENUE MT. VERNON, NY 10550

SERVE: 5002 BARNABY LN OXON HILL MD 20745

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5002 BARNABY LN OXON HILL MD 20745

And

Unknown Owner of the property 5002 BARNABY LN described as follows: Property Tax ID 12 1251123 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

MARYLAND

PRINCE GEORGE'S COUNTY,

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39123

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

SW Half Lot 15 18,962.000 Sq.Ft & Imps Barnaby Manor Oaks, Assmt \$243,400 Lib 35758 Fl 223 and assessed to GEORGE LINDSAY and also known as 5002 BARNABY LN, OXON HILL MD 20745, Tax Account No. 12 1251123 on the Tax Roll of the Director of Finance. The Complaint states, among

other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court

for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 137007 (2-27,3-5,3-12)

ADVERTISE WITH US! Call 301-627-0900 Today

LEGALS

NOTICE CARRIE M. WARD, et al.

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

TOMICA T. EDMOND 8620 Devon Hills Drive

Fort Washington, MD 20744

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-22514

Notice is hereby given this 12th day of February, 2020, by the Circuit ourt for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8620 Devon Hills Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th 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 12th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be MAHASIN EL AMIN

Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 136965 (2-20,2-27,3-5)

Clerk, Circuit Court for

Substitute Trustees

Rockville, MD 20852

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

NOTICE

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 con-trary 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 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

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

HERBERT B CHAMBERS

SERVE: 1211 BURKETON RD

HYATTSVILLE MD 20783

21030

DEBORAH H. CHAMBERS

SERVE: 1211 BURKETON RD HYATTSVILLE MD 20783

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1211 BURKETON RD HYATTSVILLE MD 20783

And

Unknown Owner of the property 1211 BURKETON RD described as follows: Property Tax ID 17 1970466 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

erty. And

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

CASE NO.: CAE 19-39126 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

Plaintiff in this proceeding:

7,811 Sq.Ft. & Imps Chillum Manor Lot 403 Blk E, Assmt \$256,100 Lib Fl and assessed to HERBERT B CHAMBERS and DEB-ORAH H. CHAMBERS, also known as 1211 BURKETON RD, HY-ATTSVILLE MD 20783, Tax Account No. 17 1970466 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 13th day of March, 2020, warning all persons interested in the the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

and clear of all encumbrances. MAHASIN EL AMIN Clerk of the Circuit Court for

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

NOTICE

(2-27,3-5,3-12)

Substitute Trustees,

Plaintiffs

137008

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

Hyattsville, MD 20785 Defendant In the Circuit Court for Prince George's County, Maryland

Orlanda Redman

7705 Michele Drive

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 contrary 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)

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 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 \$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 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

136795 (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

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 original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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

136796 (2-13,2-20,2-27)

LEGALS

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 principal 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 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 \$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 underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com 136797 (2-13,2-20,2-27)

LEGALS

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

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

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

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

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

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

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 136865 (2-13,2-20,2-27)

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 Personal 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 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 3rd day of August, 2020.

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

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

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

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

> 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)

NOTICE OF AP

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF 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 appointed Personal Representative of the estate of Thelma Givens Richards who died on June 15, 2017 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of July, 2020.

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

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

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

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

YOLANDA S RICHARDS Personal Representative

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

Estate No. 115810 136864 (2-13,2-20,2-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELEANOR B MCCARLEY

Notice is given that Charles W Neal, whose address is 4115 Urn Street, Capitol Heights, MD 20743, was on January 28, 2020 appointed Personal Representative of the estate of Eleanor B McCarley who died on January 8, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of

July, 2020.

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

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.

CHARLES W NEAL Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 116001

137057 (2-27,3-5,3-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEON SHARP SR

Notice is given that Leon Sharp Jr, whose address is 6219 Walbridge Street, Capitol Heights, MD 20743, was on January 17, 2020 appointed Personal Representative of the estate of Leon Sharp Sr who died on September 4, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of July, 2020.

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

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

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

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

LEON SHARP JR. Personal Representative

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

Estate No. 115955 137058 (2-27,3-5,3-12) Ritchie S. Baird Personal Representative 250 Gay Road Warrenton, VA 20186

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court of Prince William county, Virginia appointed Ritchie S. Baird, whose address is 250 Gay Road, Warrenton, VA 20186, as the Personal Representative of the Estate of Mary Louise Baird who died on October 9, 2019 domiciled in Virginia, USA.

The Maryland resident agent for service of process is Russell W. Shipley, whose address is 1101 Mercantile Ln., Suite 240, Largo, MD 20774.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

only
All persons having claims against

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

(1) Six months from the date of the

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

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

RITCHIE S. BAIRD Foreign Personal Representative

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

137060

Estate No. 115996 (2-27,3-5,3-12)

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ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLÓOR

COCKEYSVILLE, MARYLAND

Plaintiff

GARLAND L. DORSETT LIVING TRUST D 7/26/2011

SERVE: GARLAND DORSETT, TRUSTEE 9301 CALANDA ST LANHAM MD 20706

AND

21030

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9301 CALANDA ST LANHAM MD 20706

And

Unknown Owner of the property 9301 CALANDA ST described as follows: Property Tax ID 20 2195774 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39127

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

9,500.SqFt& Imps Seabrook Park Estates Lot 3 Blk 8, Assmt \$211,833 Lib Fl and assessed to GARLAND L. DORSETT LIVING TRUST D 26/2011, also known as 9301 CA-LANDA ST, LANHAM MD 20706, Tax Account No. 20 2195774 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 137009 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

> Plaintiff VS.

PEGGY A BEATLEY

SERVE: PO BOX 62 **BRANDYWINE MD 20613**

SERVE: 4418 DANVILLE RD BRANDYWINE MD 20613

AND

PRINCE GEORGE'S COUNTY, MD HOUSING COMMUNITY DEVEL-HOUSING REHAB ASSISTANCE PROGRAM

SERVE: ESTELLA ALEXANDER, ACTING DIRECTOR 9200 BASIL COURT, SUITE 107 LARGO, MD 20774

AND

ROBERT G. SHERMAN, TRUSTEE

SERVE: 9200 BASIL COURT, SUITE 107 LARGO, MD 20774

AND

LEROY E. BROWN, TRUSTEE

SERVE: 9200 BASIL COURT, SUITE 107 LARGO, MD 20774

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4418 DANVILLE RD **BRANDYWINE MD 20613** And

Unknown Owner of the property 4418 DANVILLE RD described as follows: Property Tax ID 05 277251 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property

And

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39132

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

1.22 Acres & Imps. Coe Farm, Pt Lt 20 Eq 1.22 Acres, Assmt \$166,100 Lib 08095 Fl 884 and assessed to PEGGY A BEATLEY, also known as 4418 DANVILLE RD, BRANDYWINE MD 20613, Tax Account No. 05 277251 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has

expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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

(2-27,3-5,3-12) 137012

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC COCKEYSVILLE, MARYLAND 21030

ORDER OF PUBLICATION

Plaintiff

ANTHONY K JETER

SERVE: 4325 CRELIN PL LANHAM MD 20706

vs.

AND

HUNTER C. PIEL, ESQ.

SERVE: 502 WASHINGTON AVE, SUITE 730 TOWSON, MD 21204

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4325 CRELIN PL LANHAM MD 20706

Unknown Owner of the property 4325 CRELIN PL described as follows: Property Tax ID 20 2217479 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39129

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

8,497. Sq.Ft& Imps WHitfiled Woods Lot 48 Blk E, Assmt \$271,200 Lib 31110 Fl 144 and assessed to AN-THONY K JETER, also known as 4325 CRELIN PL, LANHAM MD 20706, Tax Account No. 20 2217479 on the Tax Roll of the Director of Fi-

LEGALS

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (2-27,3-5,3-12)137010

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC COCKEYSVILLE, MARYLAND erty.

Plaintiff

vs. TRAVIS O PARSON

SERVE: 12300 CROSSROAD TRAIL **BRANDYWINE MD 20613**

SERVE: 11701 CROSS ROAD TRL **BRANDYWINE MD 20613**

AND

WANDA Y PARSON

SERVE: 12300 CROSSROAD TRAIL **BRANDYWINE MD 20613**

SERVE: 11701 CROSS ROAD TRL **BRANDYWINE MD 20613**

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

11701 CROSS ROAD TRL **BRANDYWINE MD 20613**

And

Unknown Owner of the property 11701 CROSS ROAD TRL described as follows: Property Tax ID 11 1174630 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39130

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

1.6900 ACRES & IMPS, Assmt \$165,300 Lib Fl and assessed to TRAVIS O PARSON and WANDAY PARSON, also known as 11701 CROSS ROAD TRL, BRANDY-WINE MD 20613, Tax Account No. 11 1174630 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has exprised.

of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 137011 (2-27,3-5,3-12)

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ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

THE ESTATE OF ROYCE HEIGH

SERVE: LAVERNE HEIGH PER-SONA REPRESENTATIVE 9407 DASHIA DR FORT WASHINGTON MD 20744

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9407 DASHIA DR FORT WASHINGTON MD 20744

Unknown Owner of the property 9407 DASHIA DR described as follows: Property Tax ID 05 300715 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

PRINCE GEORGE'S COUNTY, **MARYLAND**

SERVE: RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39134

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

11,824. Sq.Ft. & Imps Dania Hills Lot 18 Blk A, Assmt \$261,000 Lib 31683 Fl 537 and assessed to ROYCE HEIGH, also known as 9407 DASHIA DR, FORT WASHING-TON MD 20744, Tax Account No. 05 300715 on the Tax Roll of the Director of Finance

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired. It is thereupon this 18th day of February, 2020, by the Circuit Court

for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 137013 (2-27,3-5,3-12)

NOTICE

LEGALS

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

ORDER OF PUBLICATION

Plaintiff

VS.

SERVE: 7401 DOMINION DR OXON HILL MD 20745

SAM BOWMER

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7401 DOMINION DR OXON HILL MD 20745

Unknown Owner of the property 7401 DOMINION DR described as follows: Property Tax ID 12 1314541 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

MARYLAND

PRINCE GEORGE'S COUNTY,

SERVE: RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39135

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

6,600 Sq.Ft & Imps River Ridge Estate Lot 18 Blk EYE, Assmt \$212,900 Lib 35525 Fl 089 and assessed to SAM BOWMER, also known as 7401 DOMINION DR, OXON HILL MD 20745, Tax Account No. 12 1314541 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for fore the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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

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

True Copy—Test: Mahasin El Amin, Clerk 137014 (2-27,3-5,3-12)

and clear of all encumbrances.

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

ZINA HUNTER

vs.

SERVE: 913 EAST MEADOWS CT OXON HILL MD 20745

AND

21030

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

913 EAST MEADOWS CT OXON HILL MD 20745

Unknown Owner of the property 913 EAST MEADOWS CT described as follows: Property Tax ID 12 1329192 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

MARYLAND

PRINCE GEORGE'S COUNTY,

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, SUITE 4100 LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39136

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

3,000. Sq.Ft. & Imps East Meadows Lot 7 Blk A, Assmt \$33,800 Lib 31462 Fl 407 and assessed to ZINA HUNTER, also known as 913 EAST MEADOWS CT, OXON HILL MD 20745, Tax Account No. 12 1329192 on the Tax Roll of the Director of Fi-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

(6) months and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for fore the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and re-deem the property described above 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 137015 (2-27,3-5,3-12)

NOTICE Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey 600 Baltimore Avenue, Suite 208

Substitute Trustees

Plaintiffs

Towson, MD 21204

Jerry N. Howard

AND

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

2212 Pecan Lane Bowie, MD 20716 Defendants

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

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 contrary 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 \$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

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

Plaintiffs

Substitute Trustees,

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 contrary 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 Ouo Avenue, 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)

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

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 contrary 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.

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

The Report of Sale states the

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

Plaintiff

ORDER OF PUBLICATION

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

BUILDSOL LLC LYNK INVESTMENTS LLC
BENJAMIN LYONS TRUSTEE
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 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 February, 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

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 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 3605789, BOWIE 14TH ELECTION DISTRICT; 20127 SQ.FT. HIGHBRIDGE LOT 3; ASSMT \$76600 LIB 39514 FL 015; KNOWN AS 13304 CHEST-NUT 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 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 3605789, BOWIE 14TH ELECTION DIS-TRICT; 20127 SQ.FT. HIGHBRIDGE LOT 3; ASSMT \$76600 LIB 39514 FL 015; KNOWN AS 13304 CHEST-NÚT 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 February, 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

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

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

136840

(301) 961-6555

AND ANY IMPROVEMENTS THEREON 7606 KILLBARRON DR. LAUREL, MD 20707

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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, leasted on Main St.) on 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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$55,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 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. 329755-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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.),

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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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 pavable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 335791-1)

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

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

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

136854 (2-13,2-20,2-27)

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

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" 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 \$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 defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342273-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the rurchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser 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. 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)136855

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

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 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 chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest (Matter No. 24766.1). interest. (Matter No. 342666-1)

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12804 QUAIL LANE BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Michael A. Young, and Brenda Young, dated November 30, 2007 and recorded in Liber 29556, Folio 443, and re-recorded at Liber 32748, Folio recorded in Liber 2955b, Folio 443, and re-recorded at Liber 32/48, Folio 575 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$902,000.00, and an original interest rate of 7.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency sale shall occur at time previously scheduled on payt other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 10, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$85,000.00 by certified funds only (no cash will be accepted) is required at the time of tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no 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 extension to express and all other costs incident to extlement chall

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

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

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

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

(2-20,2-27,3-5)136899

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2313 JAMESON STREET TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Andrew L. Robinson Jr., dated July 22, 2004 and recorded in Liber 20236, Folio 410 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$136,350.00, 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 MARCH 10, 2020 AT 11:30 AM.

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

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

136901

LEGALS

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

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

4901 GUNTHER STREET CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Elizabeth R. Vickers, dated December 7, 2007, and recorded in Liber 29111 at folio 565 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

MARCH 10, 2020 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dissuch other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assured thereofter by the purchaser. Condeminium fore and/or homeowhere. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. 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 # 18-600850)

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

(2-20,2-27,3-5)

136906

LEGALS

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

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

5336 STONEY MEADOWS DRIVE DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Lashawn Jackson, dated July 19, 2006, and recorded in Liber 25969 at folio 409 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

MARCH 10, 2020 AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed there often by the purchaser. Condeminium foce and/or homeowyners. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600211)

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**

4912 SMITHWICK LANE BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Luz Yrina Chapman-Canela and Rafael Canela, dated April 9, 2007, and recorded in Liber 27646 at folio 429 among the Land Records of PRÍNCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 10, 2020 AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 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 # 18-601969

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

136909 (2-20,2-27,3-5)136910 (2-20,2-27,3-5)

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

12604 LA GRANGE CT. A/R/T/A 12604 LAGRANGE CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 23, 2012 and recorded in Liber 33613, Folio 620 among the Land Records of Prince George's County, MD, with an original principal balance of \$293,055.00, 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 17, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 336183-1)

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

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

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

136988

410-828-4838 (2-27,3-5,3-12)

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

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

36852 (2-13,2-20,2-27)

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

9922 GAY DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 20, 2007 and recorded in Liber 30472, Folio 482 among the Land Records of Prince George's County, MD, with an original principal balance of \$208,000.11, 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 10, 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax redit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser i

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

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

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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, E. Hollipsolf, dated February 25, 2007 and February 26, 2007 and February 26, 2007 and February 26, 2007 and February 26, 2007 and February 2007 and Februar f 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 \$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 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

136798 (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

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 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 \$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 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 $(2-13\ 2-20\ 2-27)$

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

Towson, Maryland 21204

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 courthern of the public structure of the public structure of the public structure of the public structure of the public structure. house 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and 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 (2-13,2-20,2-27)136800

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$800 due and payable on the 1st day of Jan-uary in each and every year

7216 WINTERFIELD TERRACE LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Jewyll A. Wilson and Estate of Lawrence Wilson, dated June 14, 2006, and recorded in Liber 28221 at folio 351 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

MARCH 10, 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 disretion, for \$40,000.00 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 in the 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 # 2008-00347)

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

(2-20,2-27,3-5)

136911

136908

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6008 SUMMERHILL ROAD **TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Eric A. Galloway Sr and Brenda L. Galloway, dated May 23, 2003, and recorded in Liber 17893 at folio 199 among the Land Records of PRINCE CONTRY More 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

MARCH 10, 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 \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37545)

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

8118 LONDONDERRY COURT LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 among the Land Records of PRÍNCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 10, 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

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 \$31,000.00 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 9.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600422

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

(2-20,2-27,3-5)136912 (2-20,2-27,3-5)

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

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

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

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

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

LEGALS

COHN, GOLDBERG & DEUTSCH, 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

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, f 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 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 included the service of the payment of the purchase price and and included the provided that the provided the payment of the provided that the provided that the provided the provided that the provided the provided that th 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 remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

<u>136802</u>

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, f 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 suction. In such event, the defaulting purchaser shall be lightly for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustoes cannot convey insurable title the purchaser's sole rome. 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 Kersey, Substitute Trustees

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

136805 $(2-13\ 2-20\ 2-27)$

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 4728 QUADRANT STREET CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Joseph Mcneil, Sr., dated July 19, 2013, and recorded in Liber 35242 at folio 472 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

MARCH 17, 2020 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event 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 assured thereofter by the purchaser. Condeminium fore and/or homeowhere. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602360)

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

(2-27,3-5,3-12)

136980

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

136979

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 6003 88TH PLACE **NEW CARROLLTON, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Eudy Piti Diaz and Yesenia Alexandra Manana, dated June 20, 2018, and recorded in Liber 41145 at folio 541 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

MARCH 17, 2020 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601609)

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

1906 WHISTLING DUCK DRIVE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Laura E Cutrer, dated June 25, 2010, and recorded in Liber 31856 at folio 588 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 County Coun George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 17, 2020 AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-35297)

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

(2-27.3-5.3-12)136981 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

THE ESTATE OF LEROY HOUS-TON, JR.

SERVE: DARLENE MCMANUS, PERSONAL REP. 4340 SHERRIFF RD, NE, APT #301 WASHINGTON, DC 20019

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

2401 FAIRHILL DR $SUITLAND\ MD\ 20746$

And

Unknown Owner of the property 2401 FAIRHILL DR described as follows: Property Tax ID 06 546192 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, **MARYLAND**

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39137

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

6,765. Sq.Ft. & IMPS Fairfield Lot 4 Blk A, Assmt \$200,667 Lib 12627 Fl 443 and assessed to LEROY HOUS-TON, J, also known as 2401 FAIRHILL DR, SUITLAND MD 20746, Tax Account No. 06 546192 on the Tax Roll of the Director of Fi-

The Complaint states, among other things, that the amounts necessary for redemption have not een paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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

137016 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

JOHN FENNER, JR

VS.

SERVE: 1000 BLADENSBURG RD, NE WASHINGTON DC 20002

SERVE: 305 FOUNDRY LN FORT WASHINGTON MD 20744

AND

J.P. MORGAN CHASE BANK, NA F/K/A COAST FEDERAL BANK,

F/K/A CENTRALFED MORT-GAGE COMPANY

SERVE: THE CORPORATION TRUST, INC. RESIDENT AGENT 2405 YORK ROAD SUITE 201 LUTHERVILLE TIMONIUM MD 21093-2264

AND

CENTRAL CAPITAL CORPORA-TION, TRUSTEE A CALIFORNIA DISSOLVED **CORPORATION**

SERVE: ROBERT A SCOTT, PRESI-DENT 1000 WILSHIRE BLVD, 21ST

FLOOR LOS ANGELES, CA 90017

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

305 FOUNDRY LN FORT WASHINGTON MD 20744

Unknown Owner of the property 305 FOUNDRY LN described as follows: Property Tax ID 12 1253616 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39139

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

20,542 Sq.Ft. & Imps. Map 113 Grid D2 Par 069, Assmt \$238,500 Lib 36141 Fl 568 and assessed to JOHN FENNER, JR, also known as 305 FOUNDRY LN, FORT WASHING-TON MD 20744, Tax Account No. 12 1253616 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has

expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general circulation in Prince George's County once a week for (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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

(2-27,3-5,3-12) ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

THE ESTATE OF ALPHONSO J PARKER

VS.

SERVE: UNKNOWN PER-SONAL REP. 7222 FLAGSTAFF ST HYATTSVILLE MD 20785

AND

THE ESTATE OF GENEVA **PARKER**

SHARON FRANKLIN, PERSONAL REP. 3415 KEYSTONE MANOR PL DISTRICT HEIGHTS MD 20747

AND

GENEVA PARKER

SERVE: 7222 FLAGSTAFF ST **HYATTSVILLE MD 20785**

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7222 FLAGSTAFF ST HYATTSVILLE MD 20785

And

Unknown Owner of the property 7222 FLAGSTAFF ST described as follows: Property Tax ID 13 1530468 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39138

LEGALS

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

5,000.Sq.Ft. & Imps. East Coumbia Park Blk YOU Lots 12.13, Assmt \$201,367 Lib 04070 Fl 251 and as-sessed to THE ESTATE OF ALPHONSO J PARKER and GENEVA PARKER, also known as 7222 FLAGSTAFF ST, HY-ATTSVILLE MD 20785, Tax Ac-cout No. 13 1530468 on the Tax Roll of the Director of Finance of the Director of Finance

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 137017 (2-27,3-5,3-12)

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

ORDER OF PUBLICATION

Plaintiff

STEPHEN J OLCOTT

SERVE: 7502 HARRISON LN TEMPLE HILLS MD 20748

RHONDA E OLCOTT SERVE: 7502 HARRISON LN TEMPLE HILLS MD 20748

CITIMORTGAGE, INC.

SERVE ON: THE CORPORATION TRUST INCORPORATED, RESIDENT AGENT 2405 YORK ROAD SUITE 201 LUTHERVILLE TIMONIUM MD

AND

21093-2264

HOWARD BIERMAN, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

JACOB GEESING, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

CARRIE M. WARD, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

PRATIMA LELE, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

JOSHUA COLEMAN, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

RICHARD R. GOLDSMITH, JR., TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

ELIZABETH C. JONES, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

NICHOLAS DERDOCK, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

MICHAEL DAVID LEEB, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

CHRISTOPHER ROBERT SELIG, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

ANDREW I. BRENNER, TRUSTEE SERVE: BWW LAW GROUP, LLC

6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

ANGELA M. DAWKINS, TRUSTEE SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101

ROCKVILLE, MD 20852 AND

WAYNE ANTHONY HOLMAN, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

MEGH MILAN MITTRA, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

PHILIP SHRIVER, TRUSTEE SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7502 HARRISON LN TEMPLE HILLS MD 20748

ROCKVILLE, MD 20852

And

Unknown Owner of the property 7502 HARRISON LN described as follows: Property Tax ID 09 990853 on the Tax Roll of Prince George's County, the unknown owner's heirs. devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

erty. And

PRINCE GEORGE'S COUNTY, **MARYLAND** SERVE:

RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR. **SUITE 4100**

LARGO, MD 20774 Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

CASE NO.: CAE 19-39144

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

Plaintiff in this proceeding: 11,729. Sq.Ft & Imps Andrew Hills Lot 2 Blk L, Assmt \$221,400 Lib 4745 Fl 292 and assesssed to STEPHEN J OLCOTT and RHONDA E OL-COTT, also known as 7502 HARRI-SON LN, TEMPLE HILLS MD 20748, Tax Account No. 09 990853 on the Tax Roll of the Director of Fi-

nance. The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months

and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (2-27,3-5,3-12) 137021

NOTICE IN THE MATTER OF:

Zaiha Donnae Lester FOR THE CHANGE OF NAME TO: Zaiha Donnae Davis

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-05255 A petition has been filed to change

the name of (Minor Child(ren)) Zaiha Donnae Lester to Zaiha Donnae Davis. The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 301-627-6260 137030 (2-27)

LEGALS

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

JOHN E ALLEN, IR

CLINTON MD 20735

AND

AND

ASSOC

DRIDES, ESO.

823 WEST ST

SERVE: 7213 GOBLET CT

REBECCA LIGHTBOURNE

SUMMIT CREEK COMMUNICTY

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

7213 GOBLET CT described as fol-

lows: Property Tax ID 09 928838 on

the Tax Roll of Prince George's

County, the unknown owner's heirs,

devisees, and personal representatives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest in the prop-

PRINCE GEORGE'S COUNTY,

RHONDA L. WEAVER, ACTING

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY

CASE NO.: CAE 19-39140

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of

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

1,700. Sq. Ft. & Imps Summit Creek Lot 55 Blk M, Assmt \$206,600 Lib 19221 Fl 626 and assessed to

LIGHTBOURNE, also known as 7213 GOBLET CT, CLINTON MD

20735, Tax Account No. 09 928838

on the Tax Roll of the Director of Fi-

The Complaint states, among other things, that the amounts necessary for redemption have not

been paid although more than six (6) months and a day from the date

(6) months and a day from the date of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a

general circulation in Prince George's County once a week for

three (3) successive weeks on or be-fore the 13th day of March, 2020, warning all persons interested in the

property to appear in this Court by the 21st day of April, 2020 and re-

deem the property described above

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

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

The

Prince

George's

Post

Your

Newspaper

of

Legal Record

To Advertise

Call

301-627-0900

or Fax

(2-27,3-5,3-12)

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

137019

Plaintiff in this proceeding:

Defendants

COUNTY ATTORNEY

LARGO, MD 20774

1301 MCCORMICK DR,

SERVE: GREGORY ALEXAN-

ANNAPOLIS, MD 21401

County and known as:)

CLINTON MD 20735

7213 GOBLET CT

And

erty.

And

MARYLAND

SUITE 4100

SERVE:

SERVE: 7213 GOBLET CT

CLINTON MD 20735

Plaintiff

BEVERLY HABADA

BYRON L. HUFFMAN

TERRYE L. JACKSON

Defendant(s)

Substitute Trustees

Plaintiffs

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

NOTICE

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 Terrve 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,

MAHASIN EL AMIN

True Copy—Test: Mahasin Él Amin, Clerk (2-13,2-20,2-27) 136876

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

> Plaintiffs VS.

Gordon C. Carpenter and Jackie M. Carpenter

PRINCE GEORGE'S COUNTY, **MARYLAND**

ORDERED, this 11th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2109 Ritchie Road, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of March, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of March, 2020,

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

IN THE MATTER OF: Nailah Amor Norman FOR THE CHANGE OF

Nailah Amor Sibedwo

A petition has been filed to change the name of (Minor Child(ren)) Amor Sibedwo.

tion to the petition may be filed is March 16, 2020. Mahasin El Amin

(2-27)

IN THE MATTER OF: Honesty Monee Walker

FOR THE CHANGE OF NAME TO: Honesty Monee Milligan-Govan

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-05267

Monee Milligan-Govan. The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137032 (2-27)

IN THE MATTER OF:

NAME TO: Lavelle Aveon Zapata Gambrell

Prince George's County, Maryland Case No. CAE 20-04671 A petition has been filed to change

The latest day by which an objection to the petition may be filed is March 16, 2020.

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

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

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

Substitute Trustees

Defendants IN THE CIRCUIT COURT FOR

CIVIL NO. CAEF 15-37163

The report states the amount of sale to be \$170,000.00.

(2-20,2-27,3-5)136961

NOTICE

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-05258

Nailah Amor Norman to Nailah The latest day by which an objec-

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

NOTICE

137031

A petition has been filed to change the name of (Minor Child(ren)) Honesty Monee Walker to Honesty

NOTICE

Lavelle Aveon Zapata FOR THE CHANGE OF

In the Circuit Court for

the name of (Minor Child(ren)) Lavelle Aveon Zapata to Lavelle Aveon Zapata Gambrell.

137033 (2-27)

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

128 SWISS GAP RD., UNIT #6-2 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 20, 2006 and recorded in Liber 26882, Folio 125 among the Land Records of Prince George's County, MD, with an original principal balance of \$184,000.00, 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 10, 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 described as Unit Numbered 6-2, in a Horizontal Property Regime known as "Cinnamon Ridge 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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

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

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

136945 (2-20,2-27,3-5)

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

5303 WHITFIELD CHAPEL RD. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 7, 2007 and recorded in Liber 29122, Folio 342 among the Land Records of Prince George's County, MD, with an original principal balance of \$517,500.00, 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 10, 2020 AT 11:12 AM

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

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

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

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

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

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

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

3015 CREST AVE. LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated July 24, 2017 and recorded in Liber 39875, Folio 377 among the Land Records of Prince George's County, MD, with an original principal balance of \$346,018.00, 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 10, 2020 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale: If any such event, this sale shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resole oven if such surplus resulting remaining various property. ceeds resulting from said resale even if such surplus results from 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. 343411-1)

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

136946 (2-20,2-27,3-5)

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

6202 OGLETHORPE MILL DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated December 20, 2017 and recorded in Liber 40596, Folio 485 among the Land Records of Prince George's County, MD, with an original principal balance of \$547,528.00, 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 10, 2020 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$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 purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 345093-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2031 TINKER DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 30, 2008 and recorded in Liber 29682, Folio 363 among the Land Records of Prince George's County, MD, with an original principal balance of \$326,373.00, 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 17, 2020 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$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 redit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF 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

136993 (2-27,3-5,3-12)

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

12709 BRUNSWICK LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated October 29, 2007 and recorded in Liber 29014, Folio 440 among the Land Records of Prince George's County, MD, with an original principal balance of \$244,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale: In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proposed to the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331690-1)

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

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

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

136948 (2-20,2-27,3-5) 136949 (2-20,2-27,3-5) 136950 (2-20,2-27,3-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLÓOR COCKEYSVILLE, MARYLAND

Plaintiff

MAHABIL JOSEPH SERVE: 6602 GREENLAND ST

RIVERDALE MD 20737

AND

THE ESTATE OF MAHABIL **JOSEPH**

SERVE: UNKNOWN PERSONAL

6602 GREENLAND ST **RIVERDALE MD 20737**

AND

JENNIFER JOSEPH

SERVE: 6602 GREENLAND ST RIVERDALE MD 20737

THE ESTATE OF JENNIFER **JOSEPH**

SERVE: UNKNOWN PERSONAL 6602 GREENLAND ST RIVERDALE MD 20737

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6602 GREENLAND ST RIVERDALE MD 20737

And

Unknown Owner of the property 6602 GREENLAND ST described as follows: Property Tax ID 02 182378 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39142

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

9,327. Sq. Ft. & Imps Beacon Heights Lot 8 Blk R, Assmt \$234,900 Lib 4827 Fl 356 and assessed to MA-HABIL JOSEPH and JENNIFER JOSEPH, also known as 6602 GREENLAND ST, RIVERDALE MD 20737, Tax Account No. 02 182378 on the Tax Roll of the Direc-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 (2-27,3-5,3-12) 137020

LEGALS

NOTICE

IN THE MATTER OF: Jamiya Bridges

FOR THE CHANGE OF Jamiya Simms

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-36015

A petition has been filed to change the name of Jamiya Bridges to

The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137034

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

RONALD L MORRIS

SERVE: PO BOX 2310 BOWIE MD 20718

SERVE: 16301 ABBEY DR BOWIE MD 20715

AND

YVONNE E MORRIS

SERVE: P.O. BOX 2310 BOWIE MD 20718

SERVE: 16301 ABBEY DR BOWIE MD 20715

AND

PRLAP, INC., TRUSTEE

SERVE ON: DAVID S. RALEIGH, PRESIDENT 150 N COLLEGE ST, NC1-028-17-06 CHARLOTTE, NC 28255

AND

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT 2405 YORK ROAD SUITE 201 LUTHERVILLE TIMONIUM MD

21093-2264

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

16301 ABBEY DR BOWIE MD 20715

And

Unknown Owner of the property 16301 ABBEY DR described as follows: Property Tax ID 07 0815100 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING **COUNTY ATTORNEY** 1301 MCCORMICK DR. **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39120

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

47,191.0000 Sq.Ft. & Imps. Sherwood Manor Lot 12 Blk Å, Assmt \$370,966 Lib 05369 fl 559 and asssed to RONALD L MORRIS and YVONNE E MORRIS, also known as 16301 ABBEY DR, BOWIE MD 20715, Tax Account No. 07 0815100 on the Tax Roll of the Director of Fi-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired.

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this

Order in some newspaper having a general circulation in Prince George's County once a week for 3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 ELAMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 137022 (2-27,3-5,3-12)

NOTICE

IN THE MATTER OF: Caroline Grace Ryan

FOR THE CHANGE OF NAME TO:

Calvin Greyson Ryan

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-38824

A petition has been filed to change the name of Caroline Grace Ryan to Calvin Greyson Ryan.

The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137035 (2-27)

ORDER OF PUBLICATION

LEGALS

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

Plaintiff

MICHAEL DUNN 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 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. & THE FAIRMONT 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 February, 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 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)136843

ORDER OF PUBLICATION

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

Plaintiff

AUSTIN ROOKE 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 3754116, CHILLUM 17TH ELECTION DIS-TRICT UNIT 410; 368 SQ.FT. & IMPS. THE FAIRMONT 1001; INITS. 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 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 3754116, CHILLUM 17TH ELECTION DIS-TRICT UNIT 410; 368 SO.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. It is thereupon this 3rd day of February, 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 136844 (2-13,2-20,2-27)

ORDER OF PUBLICATION

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

Plaintiff

PETER ODAGBODO 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 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

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39105

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 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 Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of February, 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 El Amin, Clerk (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

PETER ODAGBODO 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 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.

Defendants

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 ELECTION DISTRICT; 17828 SQ.FT. RODGERS SUB LOT 11; ASSMT \$18100 LIB 38500 FL 182; KNOWN AS 1508 BETTIE CT CAPITOL

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of February, 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:

136846

Mahasin Él Amin, Clerk (2-13,2-20,2-27)

LEGALS

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

ORDER OF PUBLICATION

Plaintiff

PETER ODAGBODO 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 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 CAPITOI 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 CAPITOI 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 February, 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

ORDER OF PUBLICATION

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

Plaintiff

JERAL D BROWN 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 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.

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of February, 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 Él Amin, Clerk 136838 (2-13,2-20,2-27)

ORDER OF PUBLICATION

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

Plaintiff

GRACE W RUSSELL 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 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 KNOWN AS 1005 KINGS VALLEY 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 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 0772327, QUEEN ANNE 7TH ELECTION DISTRICT; 9705 SQ.FT. & IMPS. KETTERING LOT 16 BLK 64; ASSMT \$246266 LIB 05091 FL 185; KNOWŃ AS 1005 KINGS VALLEÝ 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 February, 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)

136848

ORDER OF PUBLICATION

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

Plaintiff

JOHN T DUREN JR 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 2046795, SEAT PLEASANT 18TH ELECTION DISTRICT; 5474 SQ.FT. & IMPS. MCGUIRES RESUB OF LOT

10; ASSMT \$169867 LIB 40289 FL 440; KNOWN AS 610 SUFFOLK AVÉ 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 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

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.

this proceeding:

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of February, 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 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 136842 (2-13,2-20,2-27)

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

6108 KILDARE CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 5, 2009 and recorded in Liber 30771, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,794.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2020 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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

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

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

136995 (2-27,3-5,3-12)

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

1302 MERGANSER CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 17, 2009 and recorded in Liber 30815, Folio 77 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,300.00, 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.),

MARCH 17, 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 334760-2)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2024 RAY LEONARD RD. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated May 29, 2013 and recorded in Liber 34968, Folio 361 among the Land Records of Prince George's County, MD, with an original principal balance of \$145,319.00, 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 17, 2020 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsib

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

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

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

136996 (2-27,3-5,3-12)

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 12417 SEABURY LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated November 30, 2012 and recorded in Liber 34974, Folio 92 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,092.00, 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 17, 2020 AT 11:17 AM

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

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3501 43RD AVE. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated July 17, 2006 and recorded in Liber 25668, Folio 328 among the Land Records of Prince George's County, MD, with an original principal balance of \$248,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax redit. All other public and/ for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk o

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

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

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

136997 (2-27,3-5,3-12)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

(301) 961-6555

4917 RIDGEVIEW LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated May 3, 2016 and recorded in Liber 38821, Folio 594 among the Land Records of Prince George's County, MD, with an original principal balance of \$274,692.00, 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 17, 2020 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342721-1)

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

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

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15838 LIVINGSTON ROAD ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Steven L. Jacobs, dated April 16, 2008 and recorded in Liber 30206, Folio 386, and re-recorded at Liber 42725, Folio 355 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 28, 2014 in the Land Records of Prince George's County at Liber No. 35924, Folio 605, and further modified by Loan Modification Agreement recorded on December 15, 2015 in the Land Records of Prince George's County at Liber No. 37769, Folio 166, and further modified by Loan Modification Agreement recorded on January 13, 2016 in the Land Records of Prince George's County at Liber No. 37769, Folio 165, and further modified by Loan Modification Agreement recorded on September 20, 2017 in the Land Records of Prince George's County at Liber No. 40038, Folio 32, with an original property of \$20,450.00, and an original behave of \$20,450.00, and an original behave of \$20,450.00, and an original interpret page of \$20,450.00. principal balance of \$306,450.00, 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 10, 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 \$37,000.00 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 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

136902 (2-20.2-27.3-5)

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

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 address 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 Trust. The property is improved by a

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 # 18-601832)

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

136793

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

136982

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

2914 WINTERBOURNE DRIVE **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from David C. Madison and Emily B. Madison, dated August 17, 2016 and recorded in Liber 38550, Folio 372 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$515,180.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 17, 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 \$50,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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 Chesapeake Avenue, Suite Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com 136985 (2-27,3-5,3-12)

LEGALS

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

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

5133 TEMPLE HILL ROAD **TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Alvin Murphy and Aurelia Murphy, dated May 22, 2009, and recorded in Liber 31036 at folio 519 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

MARCH 17, 2020 AT 9:33 AM

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

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601043)

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

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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1318 PADDOCK LANE **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Angela Maguire, dated August 27, 2003 and recorded in Liber 18115, Folio 454 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,900.00, and an original interest rate of 5.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 17, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$11,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

136986 (2-27.3-5.3-12)

LEGALS

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

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

8303 SUNNYBROOK COURT **BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Christian B. Thomas and Viola S. Thomas, dated June 10, 2005, and recorded in Liber 22464 at folio 644 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

MARCH 17, 2020 AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$46,000.00 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 # 18-600095)

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

136983 (2-27,3-5,3-12) (2-27.3-5.3-12)

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. 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 10, 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 \$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 funds are received in the office of the Substitute Trustees

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

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

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

(2-20,2-27,3-5)136953

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 3727 PORTAL AVENUE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Yolanda Rhodes and Yvonne Rhodes-Toy, dated March 1, 2007 and recorded in Liber 27459, Folio 287 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$314,900.00, and an original interest rate of 2.000%, default having 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 10, 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 \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com (2-20,2-27,3-5)136903

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

> 3208 VALLEY FOREST DRIVE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Keami M. Harris and Dion D. Harris, dated April 23, 2007 and recorded in Liber 27811, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$439,277.00, 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 17, 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 \$51,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

(410) 825-2900 www.mid-atlanticauctioneers.com (2-27,3-5,3-12)

136987

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELSIE JOHNSON**

Notice is given that Conell Johnson, whose address is 15433 Covington Rd, Brandywine, MD 20613, was on February 16, 2017 appointed personal representative of the small estate of Elsie Johnson, who died on January 24, 2017 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

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

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

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

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

CONELL JOHNSON Personal Řepresentative

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

Estate No. 105661 137052 (2-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

JOSE MARTIN HERNANDEZ

Notice is given that Delmy E. Hernandez, whose address is 6816 Barton Road, Hyattsville, MD 20784, was on January 29, 2020 appointed personal representative of the small estate of Jose Martin Hernandez, who died on January 3, 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

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

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

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

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

DELMY E. HERNANDEZ Personal Representative

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

Estate No. 116084

137053 (2-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLARENCE PEARSON

Notice is given that Terry M Reinhart, whose address is 10274 Lake Arbor Way #206, Bowie, MD 20721, was on February 5, 2020 appointed personal representative of the small estate of Clarence Pearson who died on October 5, 2018 with a will.

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

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 representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written 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.

TERRY M REINHART Personal Representative

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

137054

Estate No. 111739 (2-27)

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CHARLES LINGO HUDSON**

Notice is given that Annilin O Fort, whose address is 6334 Wind-harp Way, Columbia, MD 21045, was on November 22, 2019 appointed personal representative of the small estate of Charles Lingo Hudson who died on October 14, 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 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 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.

ANNILIN O FORT Personal Representative

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

137055

Estate No. 115450 (2-27)137056

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CAROLYN RENEE COLBERT

Notice is given that Janice Meredith, whose address is 5408 76th Avenue, Hyattsville, MD 20784, and Sharon R Sims, whose address is 1802 Mystic Avenue, Oxon Hill, MD 20745 were on January 7, 2020 appointed co-personal representatives of the small estate of Carolyn Renee Colbert, who died on November 4,

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 co-personal representatives 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 co-personal rep-resentatives 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 representatives mails 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 creditor presents the claim within thirty days from the mailing or other deliverv of the notice.

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

> SHARON R SIMS Co-Personal Representatives

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

JANICE MEREDITH

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 115829 (2-27)

THE **PRINCE GEORGE'S POST** Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLYN KEELING

Notice is given that Brian-Eric Henderson, whose address is 4125 19th Street, NE, Washington, DC 20018, was on February 5, 2020 appointed Personal Representative of the estate of Carolyn Keeling, who died on November 11, 2019 without a will.

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

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

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

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

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

BRIAN-ERIC HENDERSON Personal Representative

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

137059

Estate No. 115338 (2-27,3-5,3-12)

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

5018 69TH AVE. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated June 13, 2011 and recorded in Liber 32968, Folio 245 among the Land Records of Prince George's County, MD, with an original principal balance of \$377,189.00, 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 17, 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 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 into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey 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. 207907-1)

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

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

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

136989 (2-27,3-5,3-12)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11001 ENOCH CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 9, 2007 and recorded in Liber 27330, Folio 206 among the Land Records of Prince George's County, MD, with an original principal balance of \$560,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 \$57,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax redit. All other public and/or private charges on sasessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assu

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

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

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

(2-27,3-5,3-12)

136951

136992

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1122 DRUM AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29675, Folio 35 among the Land Records of Prince George's County, MD, with an original principal balance of \$136,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

MARCH 17, 2020 AT 11:07 AM

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

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

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

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

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

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

136990 (2-27,3-5,3-12)

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

AND ANY IMPROVEMENTS THEREON 13213 DANGELO DR. BOWIE, MD 20720

(301) 961-6555

Under a power of sale contained in a certain Deed of Trust dated October 12, 2012 and recorded in Liber 34095, Folio 263 among the Land Records of Prince George's County, MD, with an original principal balance of \$237,616.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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

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

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

(2-20,2-27,3-5)

LEGALS

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

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

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: 03/17/2020

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	DODGE	DAKOTA	MD	7DA3121	1B7GG32N12S628225
2012	HYUNDAI	SONATA			5NPEB4AC0CH410871
2008	HONDA	ACCORD			1HGCP26878A114697
1995	MERCEDES	BENZ S-CLASS	WV	596745	WDBGA43E0SA193210
2011	BUICK	REGAL	VA	UUD9539	W04GN5EC5B1102384
2010	HONDA	ACCORD			1HGCP2F32AA156267
1997	TOYOTA	4 RUNNER	MD	8DC6204	JT3HN86R8V0118544
2012	VOLKSWAC	GEN PASSAT		1VWAP7A34CC006823	
	UNKNOWN	AEROLITE		4PXT12521T1000956	
2003	BUICK	PARK AVENUI	Ξ		1G4CW54K034149568
2005	HONDA	CIVIC			JHMES96625S013469
2001	TOYOTA	SEQUOIA			5TDBT44A11S030746
1984	CHEVROLET C-K			8216BW	2GCDC14H3E1111331

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670

2007 BMW 328XI WBAVC93507KX53192

JD TOWING 2817 RITCHIE ROAD FORESTVILLE MD 20747 301-967-0739

1991	CHEVROLET	SUBURBAN			1GNEV16K4MF104958
2016	KIA	FORTE			KNAFX4A68G5509232
2005	DODGE	CARAVAN	MD	1BP9730	1D4GP25B95B348913
2009	MERCEDES BE	WDDGF54X79F238073			
2009	PONTIAC	G6			1G2ZG57B494149271
2002	BMW	330I			WBAEV53462KM16304
2003	HONDA	ACCORD	MD	5DE5061	1HGCM66583A090151
2007	DODGE	CALIBER	MI	CPF9932	1B3HB48B37D534446
1999	HYUNDAI	ELANTRA			KMHJF25F6XU860608
2006	CHEVROLET	IMPALA	MD	32439HT	2G1WD58C469130137
2007	GMC	YUKON	MD	7AG8176	1GKFK63817J328481
1996	JEEP	GRAND			
		CHEROKEE	DC	EK5829	1J4GZ58S7TC332229

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

1999	HONDA	ACCORD			1HGCG6650XA093753
2001	NISSAN	MAXIMA	VA	UTV4899	JN1CA31D21T817633
1995	MAZDA	PROTÉGÉ			JM1BA1413S0118304
2014	NISSAN	ALTIMA			1N4AL3AP5EN373334
2004	SATURN	VUE			5GZCZ33D44S822165
2005	NISSAN	ALTIMA			1N4AL11E55N918225
1998	DODGE	CARAVAN	MD	M066068	1B4GP44G7WB540481
2015	CHEVROLET	MALIBU			1G11C5SL0FF168641

<u>137062</u> (2-27)

The

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George's

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LEGALS

Plaintiff

ORDER OF PUBLICATION

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

.

CHARLES E ROBINSON
OLIVIA T ROBINSON
EDUCATIONAL SYSTEMS FEDERAL 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 DISTRICT; 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.

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39054

Defendants

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 DISTRICT; 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 February, 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 redem 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 136831 (2-13,2-20,2-27)

ORDER OF PUBLICATION

EDMUND A. GRANT C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

PLAINTIFF V.

C.W. SCOTT BUILDERS, INC. SERVE ON: CHRISTOPHER W. SCOTT, RSIDENT AGENT 7402 MARY SCOTT DRIVE LANDOVER, MD 20785

AND

SPECIALTY LENDING GROUP, LLC SERVE ON: JOEL S. ARONSON,RESIDENT AGENT 18 WEST ST. ANNAPOLIS, MD 21401

AND

WASHINGTONFIRST BANK 1500 K STREET NW WASHINGTON DC 20005

AND

CRAIG A. PARKERS, TRUSTEE 110 NORTH WASHINGTON STREET, STE 500 ROCKVILLE, MARYLAND 20850

AND

THOMAS J. KOKOLIS, TRUSTEE 110 NORTH WASHINGTON STREET, STE 500 ROCKVILLE, MARYLAND 20850

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6600 CENTRAL AVENUE CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

6600 CENTRAL AVENUE CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs,

devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40293

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

All that property in Prince George's County described as: Nconf Usehous E, 26,566.0000 Sq.Ft. & Imps., Assmt \$250,867, Map 066 Grid D4 Par 153 Lib 36954 Fl 312, tax account no. 18-2005353, Deed ref. 36954/312 and assessed to C.W. Scott Builders, Inc.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 10th day of Feb-

ruary, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 136937 (2-20,2-27,3-5)

ORDER OF PUBLICATION

ALFRED WALSH C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

PLAINTIFF

10304 THRIFT ROAD, LLC SERVE ON: DARRYL YOUNG, RESIDENT AGENT 13719 WATERFOWL WAY UPPER MARLBORO, MD 20774

V.

AND

SANTORINI CAPITAL, LLC SERVE ON: STEVEN S. SNIDER, RESIDENT AGENT 1624 FOXHALL ROAD NW WASHINGTON, DC 20007

AND

BRIAN P. DONEGAN, TRUSTEE 2000 MASSACHUSETTES AVE. NW, STE 200 WASHINGTON, DC 20036

AND

WILLIAM F. LEAHY, TRUSTEE 2000 MASSACHUSETTES AVE. NW, STE 200 WASHINGTON, DC 20036

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

10304 THRIFT ROAD CLINTON, MD 20735

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

10304 THRIFT ROAD CLINTON, MD 20735

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40290

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

All that property in Prince George's County described as: 18,513.0000 Sq.Ft. & Imps., Assmt \$101,400 Map 125 Grid C2 Par 072 Lib 39936 Fl 133, tax account no. 09-0915835, Deed ref. 39936/133 and assessed to 10304 Thrift Road, LLC.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

LEGALS

It is thereupon this 10th day of February, 2020, by the Circuit Court for

Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 136940 (2-20,2-27,3-5)

ORDER OF PUBLICATION

EDMUND A. GRANT C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

PLAINTIFF

DORA A. MORALES 4802 TUCKERMAN STREET RIVERDALE, MD 20737

V.

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4802 TUCKERMAN STREET RIVERDALE, MD 20737

AND

PRINCE GEORGE'S COUNTY
MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

4802 TUCKERMAN STREET RIVERDALE, MD 20737

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40270

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

All that property in Prince George's County described as: -ncoa2nd2010-, 9,000.0000 Sq.Ft. & Imps Riverdale Park Lot 31 Blk 1, Assmt \$217,200 Lib 31835 Fl 532, tax account no. 19-2158863, Deed ref. 3185/532 and assessed to Dora A. Morales.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 136938 (2-20,2-27,3-5)

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 20-04896

A petition has been filed to change the name of Thomas Lee Walker to

The latest day by which an objec-

tion to the petition may be filed is March 16, 2020.

Mahasin El Amin

Clerk of the Circuit Court for

Prince George's County, Maryland

(2-27)

137037

IN THE MATTER OF:

FOR THE CHANGE OF

Thomas Lee Walker

Thomas Lee Ford

Thomas Lee Ford.

137036

NAME TO:

ORDER OF PUBLICATION

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

Plaintiff

CARLOS M ORTEGA GUERRERO EMBRACE HOME LOANS INC DENNIS F HARDIMAN 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 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

Defendants

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

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.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of February, 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
136841 (2-13,2-20,2-27)

NOTICE

JEREMY K. FISHMAN, et al. 1401 Rockville Pike, Suite 650 Rockville, Maryland 20852

Substitute Trustees

MARCIA S. KITSON ESSAM A. SOLIMAN 6701 Bonnett Court Laurel, MD 20707-5220

Defendant(s)

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

Civil Action No. CAEF 18-50979

Notice is hereby given this 12th 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 6701 Bonnett Court, Laurel, MD 20707-5220, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 12th day of March, 2020, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of March, 2020, next

next.
The Report of Sale states the amount of the sale to be Two Hundred Fifty Thousand Seven Hundred Fifty Dollars (\$250,750.00).

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

(2-20,2-27,3-5)

NOTICE

IN THE MATTER OF: Earl Evans Howard Jr

136956

LEGALS

FOR THE CHANGE OF NAME TO:
Bill Tucker

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-04956 A petition has been filed to change the name of Earl Evans Howard Jr

to Bill Tucker.

The latest day by which an objection to the petition may be filed is March 16, 2020.

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

eorge's County, Maryland (2-27) 136960

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED

IN THE ESTATE OF MARIA BROWNFIELD MOTZ

Notice is given that Marta Alvarado, whose address is 2904 Jamestown Road, Hyattsville, MD 20782, was on January 14, 2020 appointed Personal Representative of

who died on November 19, 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 representation.

the estate of Maria Brownfield Motz

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 14th day of July. 2020.

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

(1) Six months from the date of the

Any person having a claim against

(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.

MARTA ALVARADO Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 115921

Estate No. 115921 136971 (2-20,2-27,3-5)

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

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 mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of 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 washes before the 2rd day of

sive 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

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

NOTICE

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

Estate Of Stanley H. Wallace Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND CIVIL NO. CAEF 19-31916

ORDERED, this 12th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3314 Huntley Square Drive, Unit T1, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of March, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of March, 2020, next

March, 2020, next.
The report states the amount of sale to be \$59,000.00.

MAHASIN EL AMIN
Clear the Circuit Court

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

(2-20,2-27,3-5)

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANE S. BISHOP

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Carol B Bartlett, whose address is 9014 Flower Avenue, Silver Spring, MD 20901, was on January 17, 2020 appointed Personal Representative of the estate of Jane S. Bishop who died on January 4, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of July, 2020.

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

(1) Six months from the date of the

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

tained from the Register of Wills

CAROL B BARTLETT

Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 115913 136972 (2-20,2-27,3-5)

AMENDED 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

v.

Deborah L. Woolford

Substitute Trustees,

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

12006 Autumnwood Lane

Fort Washington, MD 20744

Case No. CAEF 19-07102

Notice is hereby given this 20th 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 contrary thereof be shown on or before the 20th 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 20th day of

March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$378,225.00. The property sold herein is known as 12006 Autumnwood Lane, Fort Washington, MD

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 137050 (2-27,3-5,3-12)

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ORDER OF PUBLICATION

KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 21146

> **PLAINTIFF** V.

V.

MARIO R. QUINTERO 14010 JUSTIN WAY, UNIT 26-D LAUREL, MD 20707

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

14010 JUSTIN WAY, UNIT 26-D LAUREL, MD 20707

AND

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA I. WEAVER ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE

LARGO, MD 20774

UNKNOWN OWNERS OF THE PROPERTY:

14010 JUSTIN WAY, UNIT 26-D LAUREL, MD 20707

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40267

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

All that property in Prince George's County described as: T-dt S/b 5/27/04 L19594 F643, 1,275.0000 Sq.Ft. & Imps. The Tiers of Assmt \$96,666 Lib 19594 Fl 643 Unit 26-D Bldg 10, tax account no. 10-1040948, Deed ref. 19594/643 and assessed to Mario R. Quintero.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136931 (2-20,2-27,3-5)

NOTICE

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

Plaintiffs

Dontaye A. Young 7804 Green Street Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-33503

Notice is hereby given this 10th 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 contrary thereof be shown on or before the 10th 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 10th day of March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$211,000.00. The property sold herein is known as 7804 Green Street, Clinton, MD 20743.

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

(2-20,2-27,3-5)

ORDER OF PUBLICATION

ALFRED WALSH C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

PLAINTIFF

WILLIAM CHAMPAIGN 4901 TAYLOR STREET BLADENSBURG, MD 20710

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4901 TAYLOR STREET BLADENSBURG, MD 20710

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

4901 TAYLOR STREET BLADENSBURG, MD 20710

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASÉ NO.: CAE 19-40269

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

All that property in Prince George's County described George's County described as: 7,715.0000 Sq.Ft. & Imps. North Decatur Heig Lot 25A Blk C, Assmt \$166,533 Lib 37303 Fl 524, tax account no. 02-0167155, Deed ref. 37303/524 and assessed to William Champaign.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 10th day of Feb-

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or bethree (3) successive weeks on or be-fore the 6th day of March, 2020, warning all persons interested in the the 14th day of April, 2020, and redeem the property described above 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 ELAMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 136933 (2-20,2-27,3-5)

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,

Richard E. Scaife 2902 Buckthorn Court

Lanham, MD 20706 Defendant

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

Case No. CAEF 19-31953

Notice is hereby given this 10th 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 contrary thereof be shown on or before the 10th 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-

March, 2020. The Report of Sale states the amount of the foreclosure sale price to be \$200,976.60. The property sold herein is known as 2902 Buckthorn Court, Lanham, MD 20706.

sive weeks before the 10th day of

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 136958 (2-20,2-27,3-5)

LEGALS

ALFRED WALSH C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

ORDER OF PUBLICATION

PLAINTIFF V.

BETHESDA LEASING, LLC

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT 2405 YORK ROAD, STE 201 LUTHERVILLE TIMONIUM, MD

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

0 CHERRYFIELD ROAD FORT WASHINGTON, MD 20744

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

PROPERTY:

AND UNKNOWN OWNERS OF THE

0 CHERRYFIELD ROAD FORT WASHINGTON, MD 20744

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40268

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

All that property in Prince George's County described as: Parcel A, 6.6400 Acres. as: Parcel A, 6.6400 Acres. Stonegate Blk M, Assmt \$96,800 Lib 30899 Fl 159, tax account no. 12-1341643, Deed ref. 30899/159 and assessed to Bethesda Leasing, LLC.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 136932 (2-20,2-27,3-5)

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,

Lugenia G. Powell 7302 Riggs Road, Unit 102 Hyattsville, MD 20783

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

Case No. CAEF 18-49055 Notice is hereby given this 10th 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 contrary thereof be shown on or before the 10th 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 10th day of March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$39,142.24. The property sold herein is known as 7302 Riggs Road, Unit 102, Hyattsville, MD 20783.

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 136959 (2-20,2-27,3-5)

MAHASIN EL AMIN

ORDER OF PUBLICATION

ALFRED WALSH C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 21146

> **PLAINTIFF** V.

TERRI POLLARD

SERVE AT: 4226 NICHOLSON ST **HYATTSVILLE, MD 20781**

SERVE AT: 2931 BIRCHTREE LANE, STE 180 SILVER SPRING, MD 20906

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4226 NICHOLSON ST HYATTSVILLE, MD 20781

PRINCE GEORGE'S COUNTY **MARYLAND** SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

4226 NICHOLSON ST HYATTSVILLE, MD 20781

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.:

CAE 19-40291

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

All that property in Prince George's County described as: Lot 58 And W & Ft Of Lt 59, 5,875.0000 Sq.Ft. & Imps. Ellaville Heights, Assmt \$229,300 Lib 34003 Fl 373, Tax account no.: 16-1808203, Deed Ref. 34003.373 and assessed to Terri Pollard.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has

and a day itom the date of sale has expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment 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 (2-20,2-27,3-5)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

JENNIFER A.R. POE ROBERT L. POE 920 Carroll Avenue

Laurel, MD 20707 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27521

Notice is hereby given this 11th 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 920 Carroll Avenue, Laurel, MD 20707, made and reported by the Substitute Trustee, be KATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 11th 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 11th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be MAHASIN EL AMIN

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

(2-20,2-27,3-5)

136962

LEGALS

ORDER OF PUBLICATION KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201

> **PLAINTIFF** V.

LYNETTE P EDWARDS 14316 DOVER COURT LAUREL, MD 20707

AND

21146

NOVASTAR MORTGAGE, INC. SERVE ON: W. LANCE ANDER-SON, DIRECTOR 6200 OAK TREE BLVD - 3RD FLOOR CLEVELAND OH 44131

AND

A/K/A MERS

ELECTRONIC MORTGAGE REGISTRATION SYSTEMS, INC

SERVE ON: R.K ARNOLD, PRESI-DENT AND CHIEF EXECUTIVE OFFICE 1818 LIBRARY ST RESTON VA 20190

SHARON ON: HORSTKAMP, LEGAL DEPART-1818 LIBRARY ST, STE 300 RESTON VA 20190-6280

PHH MORTGAGE SERVE ON: CSC-LAWYERS IN-CORPORATING SERVICE COM-PANY RESIDENT AGENT 7 ST. PAUL STREET, STE 820

AND

DEBORAH CURRAN, TRUSTEE 8101 SANDY SPRINGS ROAD, LAUREL, MARYLAND 20707

BALTIMORE, MD 21202

STE302 LAUREL, MARYLAND 20707

(All persons having or claiming to

have an interest in the property sit-

LAURA O'SULLIVAN, TRUSTEE

8101 SANDY SPRINGS ROAD,

uate and lying in Prince George's County and known as:) 14316 DOVER COURT

LAUREL, MD 20707

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE

LARGO, MD 20774 AND

UNKNOWN OWNERS OF THE PROPERTY:

14316 DOVER COURT LAUREL, MD 20707

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASÉ NO.: CAE 19-40289

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

All that property in Prince George's County described as: 1,050.0000 Sq.Ft. & Imps. Laurel Lakes Plat Lot 63, Assmt \$220,066 Lib 14125 Fl 594,tax account no. 10-1017391, Deed ref. 14125/594, and assessed to Lynette P. Ed-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for

Prince George's County:
ORDERED, That notice be given the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk (2-20,2-27,3-5)136934

ORDER OF PUBLICATION

PORTIA DREW C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

PLAINTIFF

V.

QUORI WASHINGTON SERVE AT: 3301 HUNTLEY SOUARE, UNIT T2

SERVE AT: 5109 MACNAMARA DRIVE

TEMPLE HILLS,MD 20748

FREDERICKSBURG, VA 22407 AND

PREMIER MORTGAGE FUNDING,

INC. SERVE ON: DEREK TAACA, PRES-IDENT 3001 EXECUTIVE DRIVE

CLEARWATER FL 33762 SERVE ON: DEREK TAACA, PRES-IDENT 310 WHITFIELD AVENUE

SARASOTA, FL 34243 AND

AMERICAN NATION TITLE, TRUSTEE A/K/A AMERICAN NATIONAL TITLE CORPORATION

SERVE ON: JEFFREY D. SUSSMAN 2200 EDENBROOKE COURT ELDERSBURG, MD 21784

100 WEST RD, STE 300 TOWSON, MD 21204 AND

(All persons having or claiming to

have an interest in the property sit-

SERVE ON: JEFFREY D. SUSSMAN

uate and lying in Prince George's

County and known as:) 3301 HUNTLEY SQUARE, UNIT T2 TEMPLE HILLS, MD 20748

PRINCE GEORGE'S COUNTY

MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND UNKNOWN OWNERS OF THE

PROPERTY: 3301 HUNTLEY SQUARE, UNIT T2 TEMPLE HILLS, MD 20748

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in

right, title and interest

Defendants In the Circuit Court for Prince George's County, Maryland CASÉ NO.:

CAE 19-40266

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

All that property in Prince George's County described as: Unit 3301-t-2, 2,023.0000 Sq.Ft. & Imps. Huntley Square Con, Assmt \$35,000 Lib 00000 Fl 000 Unit 3301 T, Tax Account no. 12-1271527, Deed ref. 23185/289 and assessed to Quori Washington. The Complaint states, among other things, that the amounts necessary

although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

for redemption have not been paid,

general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and re-deem the property described above 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 136935 (2-20,2-27,3-5)

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ORDER OF PUBLICATION

JOSEPH MAGNOTTA C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

PLAINTIFF

LICE, SR. SERVE AT: 5926 BERWYN ROAD COLLEGE PARK, MD 20740

FORT WASHINGTON, MD 20744

AND

5926 BERWYN ROAD, LLC SERVE ON: JOSEPH COMPOFE-LICE, IR. MANAGING MEMBER 7203 LYNNHURST PLACE CHEVY CHASE, MD 20815

SERVE ON: JOSEPH COMPOFE-LICE, IR. MANAGING MEMBER 6411 IVY LANE, STE, #116 GREENBELT, MD 20770

AND

TRUSTEE 5040 CORPORATE WOODS DRIVE, **SUITE 120** VIRGINIA BEACH, VA 23462

AND

SARAH K. TURNER, TRUSTEE 5040 CORPORATE WOODS DRIVE, **SUITE 120** VIRGINIA BEACH, VA 23462

5040 CORPORATE WOODS DRIVE, **SUITE 120** VIRGINIA BEACH, VA 23462

AND

ERIN M. AUGUST, TRUSTEE 5040 CORPORATE WOODS DRIVE, **SUITE 120**

VIRGINIA BEACH, VA 23462 AND

EDWARD FARNSWORTH, TRUSTEE 5040 CORPORATE WOODS DRIVE,

SUITE 120 VIRGINIA BEACH, VA 23462

5040 CORPORATE WOODS DRIVE, **SUITE 120**

VIRGINIA BEACH, VA 23462

AND

ARNOLD HILLMAN, TRUSTEE 5040 CORPORATE WOODS DRIVE, SUITE 120 VIRGINIA BEACH, VA 23462

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5926 BERWYN ROAD COLLEGE PARK, MD 20740

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100

AND

UNKNOWN OWNERS OF THE PROPERTY:

5926 BERWYN ROAD COLLEGE PARK, MD 20740

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-39113

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

All that property in Prince George's County described as: 5,794.0000 Sq.Ft. & Imps. Green-briar Knols Lot 16 Blk B, Assmt \$245,100 Lib 29897 Fl 414, located at 5926 Berwyn Road, College Park MD 20740, Tax Account no. 21-2309979, Deed ref. 29897/414 and

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

assessed to Joseph A. Compofelice.

It is thereupon this 10th day of February, 2020, by the Circuit Court for

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by

the 14th day of April, 2020, and redeem the property described above 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 (2-20,2-27,3-5) 136926

LEGALS

ORDER OF PUBLICATION

KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

PLAINTIFF

ERIC H. HOLMES 10537 BEACON RIDGE DRIVE, UNIT 13-104 BOWIE, MD 20721

AND

THERESA KELLY-HOLMES 10537 BEACON RIDGE DRIVE, UNIT 13-104

AND

M&T BANK CORPORATION FKA PROVIDENT BANK

SERVE ON: ROBERT G. WILMERS, CEO 626 COMMERCE DRIVE AMHERST, NY 14228

WILLIAM F. WEST, TRUSTEE

AND

MARY IO HIGDON, TRUSTEE 7210 AMBASSADOR ROAD BALTIMORE, MD 21244

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's

UNIT 13-104

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, 4100

AND

UNKNOWN OWNERS OF THE

IINIT 13-104

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.:

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

All that property in Prince George's County described as: Bldg 13 Unit 1 3-104, 6,509.0000 Sq.Ft. & Imps. The Vistats At Lake, Assmt \$105,333 Lib 00000 F1 000 Unit 104, located at 10537 BEACON RIDGE DRIVE, UNIT 13-104, BOWIE, MD 20721, Tax Account no. 13-1525005, Deed ref. 26227/542 and assessed to Eric H. Holmes, et

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or bethree (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Ludgment will be en-

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

True Copy—Test: Mahasin El Amin, Clerk 136925 (2-20,2-27,3-5)

LEGALS

KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

PLAINTIFF

V. FREDERICK J. CORDER

SERVE AT: 10116 CAMPUS WAY, UNIT 101-7A UPPER MARLBORO, MD 20774

SERVE AT: 1206 GOLF COURSE DRIVE MITCHELLVILLE, MD 20721

AND

MARILYN CORDER

SERVE AT: 10116 CAMPUS WAY, UNIT 101-7A UPPER MARLBORO, MD 20774

SERVE AT: 1206 GOLF COURSE DRIVE MITCHELLVILLE, MD 20721

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

10116 CAMPUS WAY, UNIT 101-UPPER MARLBORO, MD 20774

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

10116 CAMPUS WAY, UNIT 101-UPPER MARLBORO, MD 20774

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-39118

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

All that property in Prince George's County described as: 4th Supplement ARY Plat Unit 101-7a, 1,128.0000 Sq.Ft. & Imps. Treetop Condo, Assmt \$67,667 Lib 07807 Fl 696 Unit 101-7A, Deed ref. 7807/696, and assessed to Frederick J. Corder & Marilyn M. Corder. M. Corder.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired. It is thereupon this 10th day of Feb-

ruary, 2020, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 136927 (2-20,2-27,3-5)

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

Upper Marlboro, Maryland 20773 In The Estate Of: CHARLES EDWARD KNOTT, SR.

Estate No.: 113350

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 of the copy of the will dated No month/23/2018 and 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 Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729

(2-20,2-27)136970

137044

KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

V. TAMALA R. DOTSON

SERVE AT: 13900 FARNSWORTH LANE, UNIT 4207 UPPER MARLBORO, MD 20772

SERVE AT: 13900 FARNSWORTH LANE, UNIT GAR4-14 UPPER MARLBORO, MD 20772

WELLS FARGO BANK, NA

SERVE ON: CSC-LAWYERS IN-CORPORATING SERVICE COM-PANY RESIDENT AGENT 7 ST. PAUL STREET, STE 820

BALTIMORE, MD 21202

AND

GEORGE BALLMAN, TRUSTEE 6 MONT VILLAGE AVE., STE #402 GAITHERSBURG, MD 20879

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

13900 FARNSWORTH LANE, UNIT GAR 4-14 UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

13900 FARNSWORTH LANE, UNIT GAR 4-14 UPPER MARLBORO, MD 20772

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-39110

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

All that property in Prince George's County described as: Garage 4-14, 210.0000 Sq.Ft. & Imps. Normandy Place Con, Assmt \$8,666 Lib 12489 Fl 209 Unit 4-14 Bldg 4, located at 13900 Farnsworth Lane, Unit Gar 4-14, Upper Marlboro, Maryland 20772, Tax Account No.03-3124989, Tax Account No.03-3124989, Deed Ref. 12489/209, and assessed to Tamala R. Dotson.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired. expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 136928 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION KATHRINE MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

> PLAINTIFF V.

UPPER MARLBORO, MD 20774

SERVE AT: 1206 GOLF COURSE DRIVE MITCHELLVILLE, MD 20721

AND

JCL FUNDING GROUP, LLC

SERVE ON: TABITHA FITZGERALD, RESIDENT AGENT 135 BIRCHCREST COURT ARNOLD, MD 21012

6305 IVY LANE, STE 320 GREENBELT, MD 20770

AND

ANNAPOLIS, MD 21401

10104 S. CAMPUS WAY, UNIT UPPER MARLBORO, MD 20774

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

UNKNOWN OWNERS OF THE PROPERTY:

10104 S. CAMPUS WAY, UNIT 303-3A UPPER MARLBORO, MD 20774 The unknown owner's heirs, de-

Defendants In the Circuit Court for Prince George's County, Maryland CASE NO.:

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

All that property in Prince George's County described as: Supplementary Plat Unit 303-3a, 2,206.0000 Sq.Ft. & Imps. Treetop Condo, Assmt \$67,667, Lib 34678 Fl 500 Unit

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired. It is thereupon this 10th day of February, 2020, by the Circuit Court for

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 136929 (2-20,2-27,3-5)

PUBLIC HEARING NOTICE

The Department of Public Works and Transportation of Prince George's County has received a request to permanently close Moore's Way from the intersection of Pennsylvania Avenue, North, approximately 4,395 feet to the limit of the previous closure.

A public hearing has been scheduled for 7:00 p.m., Tuesday, March 10, 2020 to be held at the Arrowhead Elementary School, 2300 Sansbury Road, Upper March 24, 2020.

neering and Project Management at the above address or by calling 301-883-

(2-27,3-5)

ORDER OF PUBLICATION

ALFRED WALSH C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

PLAINTIFF

OTIS W. THOMPSON JR., PER-SONAL REPRESENTATIVE THE ESTATE OF MARY R. THOMPSON, TRUSTEE

V.

SERVE ON: JEAN WICK, RESI-DENT AGENT 6314 HARDWOOD DRIVE LANHAM, MD 20706

AND

OTIS W. THOMPSON, JR. TRUSTEE 2 FULMER ROAD HUGUENOT, NY 12746

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

3621 IEFF ROAD UPPER MARLBORO, MD 20774

AND

PRINCE GEORGE'S COUNTY MARYLAND. SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100

AND

LARGO, MD 20774

UNKNOWN OWNERS OF THE PROPERTY:

3621 IEFF ROAD UPPER MARLBORO, MD 20774

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-39119

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: All that property in Prince George's County described

Lib 03155 Fl 334, tax account no. 20-2271666, Deed ref. 3155/334, and assessed to Mary R. Thompson. The Complaint states, among other things, that the amounts necessary for redemption have not been paid,

as: 9,021.0000 Sq.Ft. & Imps. Tyrol Estates Lot 21 Blk C, Assmt \$280,700

although more than six (6) months and a day from the date of sale has expired.

expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020 fore the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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

(2-20,2-27,3-5)

Substitute Trustees/

Plaintiffs,

True Copy—Test: Mahasin El Amin, Clerk

136930

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

DARRELL QUEEN ROBIN OUEEN 8007 Darcy Road District Heights, MD 20747
Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26708

Notice is hereby given this 20th 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 8007 Darcy Road, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 20th 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 20th day of March, 2020.

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

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

True Copy—Test: Mahasin El Amin, Clerk (2-27,3-5,3-12)

V.

JOSEPH ANTHONY COMPOFE-

SERVE AT: 4205 FLAM STREET

JOSEPH E. DRISCOLL, III,

AND ROBERT A. JONES, TRUSTEE

AND CAROLINE J. MANNE, TRUSTEE

LARGO, MD 20774

Plaintiff in this proceeding:

V.

BOWIE, MD 20721

7210 AMBASSADOR ROAD BALTIMORE, MD 21244

County and known as:) 10537 BEACON RIDGE DRIVE, BOWIE, MD 20721

LARGO, MD 20774

PROPERTY: 10537 BEACON RIDGE DRIVE, BOWIE, MD 20721

CAE 19-39111

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.

ORDER OF PUBLICATION ORDER OF PUBLICATION

PLAINTIFF

MARILYN CORDER

SERVE AT: 10104 CAMPUS WAY LINIT 303-3A

AND IEFFREY LEVIN, TRUSTEE

IOEL S. ARONSON, TRUSTEE

18 WEST STREET

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

AND

visees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest

CAE 19-39117

303-3A, Tax Account no. 13-1418003, Deed ref. 34678/500 and assessed to Marilyn

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be en-

LEGALS

Marlboro, 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, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Written comments should be received no later than Information on this proceeding may be obtained from the Office of Engi-

137048

NOTICE

IN THE MATTER OF: Kyle Alexander Freeeman

FOR THE CHANGE OF NAME TO: Kyle Alexander Bowen

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

Case No. CAE 20-05553 A petition has been filed to change the name of Kyle Alexander Freeeman to Kyle Alexander Bowen. The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137040 (2-27)

NOTICE

IN THE MATTER OF: Lauren Alexis Scheidegger

FOR THE CHANGE OF Raulen Alex Scheidegger

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-05973

A petition has been filed to change the name of Lauren Alexis Scheidegger to Raulen Alex Scheidegger. The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137042

NOTICE

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

Substitute Trustees/

HOUSTON L. HILL (DECEASED) ELIZABETH D. HILL (DE-

CEASED) 3206 Stonesboro Road Fort Washington, MD 20744 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-18409

Notice is hereby given this 20th 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 3206 Stonesboro Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$244,313.00

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

137045 (2-27,3-5,3-12)

NOTICE

IN THE MATTER OF: Kameron Marcellus Gary

FOR THE CHANGE OF NAME TO: Kameron Marcellus Pickett

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

A petition has been filed to change the name of Kameron Marcellus Gary to Kameron Marcellus Pickett. The latest day by which an objec-

tion to the petition may be filed is March 16, 2020. Mahasin El Amin Clerk of the Circuit Court for

Prince George's County, Maryland 137038

NOTICE

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

Substitute Trustees/

TIFFANY R. BROWN 13718 Port Commerce Court Accokeek, MD 20607

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26707

Notice is hereby given this 20th 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 13718 Port Commerce Court, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$286,520.00.

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

137047 (2-27,3-5,3-12)

NOTICE

IN THE MATTER OF: Waddel Bannerman

FOR THE CHANGE OF NAME TO: Wydell Bannerman Sr

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-05929

A petition has been filed to change the name of Waddel Bannerman to Wydell Bannerman Sr.

The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland <u>13704</u>1 (2-27)

NOTICE

IN THE MATTER OF: Wellesley Kenneth Clayton Jr.

FOR THE CHANGE OF NAME TO: Wellesley Kenneth Clayton-El Jr.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-05980

A petition has been filed to change the name of Wellesley Kenneth Clayton Jr. to Wellesley Kenneth Clavton-Él Ir.

The latest day by which an objection to the petition may be filed is March 16, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137043

NOTICE

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

> Substitute Trustees/ Plaintiffs.

LOURDES L. CAMSON 6302 Mark Drive Temple Hills, MD 20748 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31901

Notice is hereby given this 20th 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 6302 Mark Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of March, 2020.

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

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

137046 (2-27,3-5,3-12)

NOTICE

IN THE MATTER OF: Oranseola Olayinka .O

FOR THE CHANGE OF

NAME TO: Kodaolu Olayinka Omolade In the Circuit Court for Prince George's County, Maryland

Case No. CAE 20-05413 A petition has been filed to change the name of Oranseola Olayinka .O

to Kodaolu Olayinka Omolade. The latest day by which an objection to the petition may be filed is March 16, 2020.

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.

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

of the steessive weeks before the 6th day of March, 2020.

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

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

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

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

1120 12TH ST. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated May 31. Under a power of sale contained in a certain Deed of Irust dated May 31, 2012 and recorded in Liber 33683, Folio 138 among the Land Records of Prince George's County, MD, with an original principal balance of \$207,178.00, 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 17, 2020 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purany governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344075-1)

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

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

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

137002 (2-27.3-5.3-12)

ANNUAL AUDIT - RFP NO. A20-001

"Revenue Authority of Prince George's County is seeking qualified companies to provide audit services for our Annual Financial Audit Complete instructions are contained in the Request for Proposal Package available online at: http:/pgebid.co.pg.md.us/ebid/. Any questions concerning this proposal should be directed to Kalindi Joshi at kjoshi@co.pg.md.us"

137063

NOTICE

WAGE REQUIREMENTS FOR PRINCE GEORGE'S COUNTY GOVERNMENT SERVICE CONTRACTS

In accordance with Prince George's County Council Bill 1-2003, the minimum wage rate for Fiscal Year 2021 has been established at the rate of \$14.90 $\,$ per hour. This rate applies to any contractor or subcontractor that is considered a "covered employer" under the guidelines of CB-1-2003. For more information regarding the compliance of this applicable wage requirement, please contact the Prince George's County Office of Central Services, Wage Determination Board at 301-883-6255.

136978 (2-27)

Scoping and Public Involvement Notice for an Environmental Assessment under the National Environmental Policy Act and Section 106 of the National Historic Preservation Act for the Proposed Relocation of the Bureau of Labor Statistics to the Suitland Federal Center

Please be advised that the U.S. General Services Administration (GSA) intends to prepare an Environmental Assessment (EA) for the relocation of the U.S. Department of Labor's Bureau of Labor Statistics (BLS) from the Postal Square Building, located at 2 Massachusetts Avenue, NE, Washington, DC 20002, to the Suitland Federal Center (SFC), located at 4600 Silver Hill Road, Suitland, MD 20746.

The National Environmental Policy Act (NEPA) requires Federal agencies to evaluate the potential impacts that a proposed action may have on the human and natural environment. The EA will be prepared in accordance with NEPA and Section 106 of the National Historic Preservation Act, in accordance with 36 CFR, Part 800.8.

GSA is proposing to relocate approximately 1,800 BLS employees to the SFC. The proposed BLS relocation project will upgrade existing building systems, renovate office space, and improve exterior land uses to support the co-location of three Federal agencies, namely BLS, the U.S. Bureau of Economic Analysis (BEA), and the U.S. Census Bureau (Census) within the SFC. The proposed action is intended to provide an efficient interior design that reduces Census' and BEA's building footprints and allows for BLS' backfill of approximately 367,000 rentable square feet of space at the SFC

NEPA requires a Federal agency to involve the public in the planning and decision-making processes. During scoping, GSA is requesting that members of the community, interested agencies, and the general public assist in identifying potential impacts associated with the BLS relocation.

WRITTEN COMMENTS: GSA is accepting comments for 30 calendar days. Agencies and the general public are encouraged to provide written comments to support the development of the EA and Section 106 processes. Written comments regarding the EA must be **postmarked no later than March 23, 2020**, and sent to the following address:

Mr. Paul Gyamfi Senior NEPA Compliance Specialist Office of Planning and Design Quality Public Buildings Service National Capital Region U.S. General Services Administration 1800 F Street, NW Room 4400 Washington, DC 20405

Comments can also be sent by email to paul.gyamfi@gsa.gov; email subject line: BLS Relocation Project Scoping Comments. All emails must be received by 11:59 p.m., March 23, 2020.

For further information, please contact Mr. Paul Gyamfi at (202) 440-3405.

(2-27)

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

9408 FLETCHER AVE. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 17, 2013 and recorded in Liber 34943, Folio 542 among the Land Records of Prince George's County, MD, with an original principal balance of \$223,870.00, 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, leasted an Main St.) on located on Main St.), on

MARCH 17, 2020 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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. haser. 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 reconstitutions including but not limited. 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 leap 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 interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331863-1)

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

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

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

137003 (2-27.3-5.3-12)

The

Prince

George's

Post

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ORDER OF PUBLICATION

KEITH COATES C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

PLAINTIFF

AGAPE BIBLE FELLOWSHIP, INC.

SERVE ON: DEREK CHAL-LENGER, ESO. RESIDENT AGENT 6200 OAKENGATE DR. SUFFOLK, VA 23435

SERVE ON: 1022 58TH AVENUE CAPITOL HEIGHTS, MD 20743

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1022 58TH AVENUE CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE

LARGO, MD 20774

AND

4100

UNKNOWN OWNERS OF THE PROPERTY:

1022 58TH AVENUE CAPITOL HEIGHTS,MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.:

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

All that property in Prince George's County described as: Lts 1.2, 6,250.0000 Sq.Ft & Imps. Fairmount Heights Blk A, Assmt \$114,600, Lib 07042 Fl 780, located at 1022 58th Avenue, Capitol Heights, Maryland 20743, Tax Account No. 18-2010676, Deed Ref. 7042 / 780 and assessed to Agape Bible Fellowship,

things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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

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

True Copy—Test: Mahasin El Amin, Clerk

136919 (2-20,2-27,3-5)

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

VS.

SHAWN C. TATE EVELYN R. TATE 9703 Prince William Drive Brandywine, MD 20613

Defendant(s).

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 property 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 successive weeks before the 6th day of March, 2020.

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

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

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

ORDER OF PUBLICATION

KEITH COATES C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

PLAINTIFF

MOSOUE EMMANUEL

SERVE ON: 12807 4TH STREET BOWIE, MD 20720

SERVE ON: 12804 5TH STREET **BOWIE, MD 20720**

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12807 4TH STREET BOWIE, MD 20720

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

12807 4TH STREET **BOWIE, MD 20720**

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASÉ NO.: CAE 19-36607

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

All that property in Prince George's County described as: Lots 21.22.23.24, 10,000.0000 Sq.Ft. Bowie Blk 3, Assmt \$15,100 Lib 09455 FL 646, located at 12807 4th Street, Bowie, Maryland 20720, Tax Account No. 14-1654151, Deed ref. 9455/646 and assessed to Mosque Emmanuel.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 10th day of February, 2020, by the Circuit Ćourt for

Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a work for George's County once a week for three (3) successive weeks on or be-fore the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereand 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 (2-20,2-27,3-5) 136920

NOTICE

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

Substitute Trustees/ Plaintiffs.

MELVIN C. DICKERSON SHEILA L. DICKERSON

AKA SHELIA DICKERSON 12300 Sturdee Drive Upper Marlboro, MD 20772 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-36571

Notice is hereby given this 11th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the property mentioned in these proceedings and described as 12300 Sturdee Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th 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 11th day of March, 2020.

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

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

136963 (2-20,2-27,3-5)

ORDER OF PUBLICATION

KATHRIN MOORE C/O KMA LAW OFFICE

> **PLAINTIFF** V.

HUNTINGTOWN, MD 20639

SERVE AT: 13900 KING GEORGE WAY, UNIT 386 UPPER MARLBORO, MD 20772

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's

13900 KING GEORGE WAY, **LINIT 386** UPPER MARLBORO, MD 20772

MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100

LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

UNIT 386 UPPER MARLBORO, MD 20772

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-37944

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

property in Prince County described All that as: 3,162.0000 Sq.Ft. & Imps. Kings Council Cond, Assm \$123,334 Lib 14092 Fl 305, Unit 386, located at 13900 King George Way, Unit 386, Upper Marlboro, MD 20772, Tax ac-count no. 03-0218503, Deed ref. 41092/305, and assessed to Frank S. Taylor.

although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 136921 (2-20,2-27,3-5)

NOTICE

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

Substitute Trustees/

3311 Grayvine Lane Bowie, MD 20721 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-39115

Court for Prince George's County, Maryland, that the sale of the propreported by the Substitute Trustee, FIRMED, unless cause to the contrary thereof be shown on or before the 12th 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 12th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be MAHASIN EL AMIN

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

(2-20,2-27,3-5)

ORDER OF PUBLICATION

KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

> **PLAINTIFF** V.

IOHN A. CHERRY, TRUSTEE OF THE JOHN A. CHERRY REVOCA-BLE TRUST

SERVE AT: 13800 FARNSWORTH LANE, UNIT 5104 UPPER MARLBORO, MD 20772

SERVE AT: 9417 PAUL DRIVE CLINTON, MD 20735

AND

LEGALS

DIANA P. CHERRY, TRUSTEE OF THE DIANA P. CHERRY REVOCA-BLE TRUST

SERVE AT: 13800 FARNSWORTH LANE, UNIT 5104 UPPER MARLBORO, MD 20772

SERVE AT: 9417 PAUL DRIVE CLINTON, MD 20735

AND

MAURICE A. DAVENPORT

SERVE AT: 5000 BRINKLEY ROAD TEMPLE HILLS, MD 20748

SERVE AT: PSC 1 BOX 892 APO AE 09009-0009

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

13800 FARNSWORTH LANE, UNIT GAR 5-7 UPPER MARLBORO, MD 20772

PRINCE GEORGE'S COUNTY **MARYLAND** SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

13800 FARNSWORTH LANE, UNIT GAR 5-7 UPPER MARLBORO, MD 20772

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-37943

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

All that property in Prince George's County described as: Garage 5-7, 210.0000 Sq.Ft. & Imps. Normandy Place Con, Assmt \$8,666, Lib 12781 Fl 524 Unit Gar 5-Bldg 5, located at 13800 Farnsworth Lane, Unit Gar 5-7, Upper Marlboro, MD 20772, Tax Account no. 03-3169042, Deed ref. 39154/155 and assessed to Maurice A. Daven-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or bethree (3) successive weeks on or be-fore the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 (2-20,2-27,3-5)

GEORGE'S POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE

TODAY!

ORDER OF PUBLICATION KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

> PLAINTIFF V.

LETICIA AGUILAR RIVAS 7605 LOTUS COURT LAUREL, MD 20707

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7605 LOTUS COURT LAUREL, MD 20707

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER, **ACTING COUNTY ATTORNEY** 1301 MCCORMICK DRIVE, STE

LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

7605 LOTUS COURT LAUREL, MD 20707

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-39114

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

All that property in Prince George's County described as: 3,731.0000 Sq.Ft. & Imps. Lau-relton Lot 11 Blk B, Assmt \$196,134 Lib 37567 FI 555, located at 7605 Lotus Court, Laurel, MD 20707, Tax Account no. 10-1109735, Deed ref. 37567/555 and assessed to Leticia A.

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid

although more than six (6) months and a day from the date of sale has It is thereupon this 10th day of Feb-

ruary, 2020, by the Circuit Court for Prince George's County: ORDERED, That notice be given the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 (2-20,2-27,3-5) 136923

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

DEWALE B ALADESULU SERVE: 6909 GOLDEN RAINTREE

CLINTON MD 20735

vs.

THE BANK OF NEW YORK MEL-

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT 2405 YORK ROAD SUITE 201

LUTHERVILLE TIMONIUM MD 21093-2264

AND

F/K/ABAC HOME LOANS SERV-ICING, LP

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT 2405 YORK ROAD SUITE 201 LUTHERVILLE TIMONIUM MD

AND

21093-2264

MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC A/K/A MERS

SERVE: BILL BECKMAN, PRESI-DENT AND CHIEF EXECUTIVE **OFFICE** 1818 LIBRARY ST RESTON VA 20190

LEGALS

SERVE ON: **SHARON** HORSTKHAMP, LEGAL DEPART-MENT 1818 LIBRARY ST, STE 300

RESTON VA 20190-6280

AND

HOWARD N. BIERMAN, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

JACOB GEESING, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101 ROCKVILLE, MD 20852

AND

CARRIE M. WARD, TRUSTEE

SERVE: BWW LAW GROUP, LLC 6003 EXECUTIVE BLVD, STE 101

ROCKVILLE, MD 20852

AND MORTGAGE GREENPOINT

FUNDING, INC. SERVE ON: CSC-LAWYERS IN-CORPORATING SERVICE COM-**PANY** RESIDENT AGENT 7 ST PAUL ST, STE 820

BALTIMORE, MD 21202 AND

SUELLEN WOHLFARTH, TRUSTEE

SERVE: 3514 KING ARTHUR RD ANNANDALE, VA 22003

CONSOLIDATED UTILITIES, INC.

SERVE: DANIEL J. MELLIN, RESI-DENT AGENT 221 DUKE OF CLOUCESTER STREET

TIMBER RIDGE HOMEOWNERS

ANNAPOLIS, MD 21401

SERVE: GREGORY A. ALEXAN-DRIDES, ESQ.

ASSOCIATION

823 WEST STREET

AND

ANNAPOLIS, MD 21401 AND (All persons having or claiming to have an interest in the property sit-

uate and lying in Prince George's

County and known as:) 6909 GOLDEN RAINTREE CT

CLINTON MD 20735

And Unknown Owner of the property 6909 GOLDEN RAINTREE CT described as follows: Property Tax ID 09 3657954 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and

interest in the property.

SUITE 4100

LARGO, MD 20774

PRINCE GEORGE'S COUNTY, MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR,

Defendants IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

CASE NO.: CAE 19-39141

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

13,351. Sq.Ft & Imps Timber Ridge plat Lot 28 Blk B, Assmt \$464,566 Lib FI and assessed to DEWALE B ALADESUL, also known as 6909 GOLDEN RAINTREE CT, CLIN-TON MD 20735, Tax Account No. 09 3657954 on the Tax Roll of the Director of Finance.

things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has

The Complaint states, among other

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the input in property of the county of by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 12th day of Morth 2020 fore the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 137028 (2-27,3-5,3-12)

CAE 19-36608 The object of this proceeding is to secure the foreclosure of all rights of

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the inportion of a copy of this

and clear of all encumbrances

CARRIE M. WARD, et al.

540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

FRANK S. TAYLOR SERVE AT: 6156 STEPHEN REID

County and known as:)

PRINCE GEORGE'S COUNTY

13900 KING GEORGE WAY,

right, title and interest Defendants

Plaintiff in this proceeding:

things, that the amounts necessary for redemption have not been paid.

Prince George's County: ORDERED, That notice be given

STANLEY JOSEPH MANGRUM

be KATIFIED AND CON-

Notice is hereby given this 12th day of February, 2020, by the Circuit erty mentioned in these proceedings and described as 3311 Grayvine Lane, Bowie, MD 20721, made and

THE **PRINCE**

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLÓOR COCKEYSVILLE, MARYLAND

Plaintiff

VS.

MARGUERITE J MIMS

SERVE: 1507 BEAVER HEIGHTS LN CAPITOL HEIGHTS MD 20743

AND

NATIONSTAR MORTGAGE, LLC T/A CHAMPION MORTGAGE **COMPANY**

SERVE: CSC-LAWYERS INCORPO-RATING SERVICE COMPANY, RESIDENT AGENT 7 ST PAUL ST, STE 820 BALTIMORE, MD 21202

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DE-VELOPMENT

SERVE: BEN CARSON, SECRE-**TARY** 451 7TH STREET, SW WASHINGTON, DC 20410

SERVE: CAROL B. PAYNE BALTIMORE FIELD OFFICE DI-10 S HOWARD ST, 5TH FLOOR BALTIMORE, MD 21201

AND

MADISON SETTLEMENT SERV-ICES, LLC, TRUSTEE

SERVE: COGENCY GLOBAL, INC, RESIDENT AGENT S/O HYLIND INFO QUEST, INC., RESIDENT AGENT OF COGENCY GOLBAL, ONC. S/O MARK W. HYLIND, RESI-DENT AGENT 1519 YORK ROAD

LUTHERVILLE, MD 21093 AND

BRENDA LAROCHE, TRUSTEE HUD FIELD OFFICE MANAGER OR DESGNEE

SERVE: 451 SEVENTH ST, SW **WASHINGTON DC 20410**

AND

SENIOR OFFICIAL WITH RE-SPONSIBILITY FOR SINGLE FAM-MORTAGE INSURANCE PROGRAMS PROGRAMS FOR THE UNITED STATES DEPART-MENT OF HOUSING AND DEVELOPMENT, **URBAN** TRUSTEE

SERVE: 451 7TH STREET, SW WASHINGTON, DC 20410

AND

ENGRAM LLOYD, TRUSTEE AND DIRECTOR OF PHILADELPHIA HOMEWONWERSHIP CENTER OR HUD FIELD OFFICE MAN-AGER OR HIS DESIGNEE

SERVE: THE WANAMAKER BUILDING 100 PENN SQUARE EAST PHILADELPHIA, PA 19107-3389

AND

JULIE SHAFFER, DIRECTOR OF PHILADELPHIA HOMEOWNER-SHIP CENTER

SERVE: THE WANAMAKER BUILDING 100 PENN SQUARE EAST PHILADELPHIA, PA 19107-3389

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1507 BEAVER HEIGHTS LN CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 1507 BEAVER HEIGHTS LN described as follows: Property Tax ID 18 2001840 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39124

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

6,600 Sq.Ft. & Imps. Beaver Heights Lot 27 Blk G, Assmt \$175,600 Lib 09317 Fl 273 and assessed to MARGUERITE J MIMS

and, also known as 1507 BEAVER HEIGHTS LN, CAPITOL HEIGHTS MD 20743, Tax Account No. 18 2001840 on the Tax Roll of the Direc-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 137023 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

ALVIN NEWSOME

vs.

SERVE: 4327 HAYES ST, NEW WASHINGTON DC 20019

SERVE: 7706 BERRY PL DISTRICT HEIGHTS MD 20747

AND

GRETA M NEWSOME

SERVE: 4327 HAYES ST, NEW WASHINGTON DC 20019

SERVE: 7706 BERRY PL DISTRICT HEIGHTS MD 20747

PNC BANK, NATIONAL ASSOCI-

SERVE: CSC-LAWYERS INCORPO-RATING SERVICE COMPANY RESIDENT AGENT 7 ST PAUL ST, STE 820 BALTIMORE, MD 21202

AND

CATHERINE A. DESMOND, TRUSTEE

SERVE: 5700 RIVERTECH COURT,

RIVERDALE, MD 20737

AND

BRENDA WILLIAMS, TRUSTEE

SERVE: 5700 RIVERTECH COURT, 3RD FLOOR RIVERDALE, MD 20737

AND

ALLAN B. BERNSTEIN, TRUSTEE

AND

GLORIA MARIE BERNSTEIN, TRUSTEE

AND

JOSEPH W. ROGERS, JR., TRUSTEE

AND

USI INSURANCE SERVICES, LLC F/K/A MOLTON, ALLEN & WILLIAMS, INC.

SERVE: THE CORPORATION TRUST, INC., RESIDENT AGENT 2405 YORK ROAD, SUITE 201 LUTHERVILLE-TIMONIUM, MD

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7706 BERRY PL DISTRICT HEIGHTS MD 20747

And

Unknown Owner of the property 7706 BERRY PL described as follows: Property Tax ID 6 507871 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

LEGALS

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

CASE NO.: CAE 19-39125

11,857.0000 SqFt & Imps Fowlers Concord Blk C, Lot 24 & Adj 4 950 Sq.Ft. L5554 F4 31, Assmt \$228,900 Lib 05943 Fl 165 and assessed to ALVIN NEWSOME and GRETA M NEWSOME, also known as 7706 BERRY PL, DISTRICT HEIGHTS MD 20747, Tax Account No. 6 507871 on the Tax Roll of the Director of Fi-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has

expired. It is thereupon this 18th day of February, 2020, by the Circuit Court

for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 137024 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP. LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

ROSEMARIE DAVIS

SERVE: 9112 ELAINE COURT #202 LAUREL, MD 20708

SERVE: 7816 HANOVER PKWY #104 GREENBELT, MD 20770

SERVE: 104 CANYON PI CAPITOL HEIGHTS MD 20743

AND

LAKISHA EARLY

SERVE: 9112 ELAINE COURT #202 LAUREL, MD 20708

CAPITOL HEIGHTS MD 20743

SERVE: 104 CANYON PL

SERVE: 324 MEADOW WAY HYATTSVILLE, MD 20785

AND

CONTINA EARLY

SERVE: 9112 ELAINE COURT #202 LAUREL, MD 20708

SERVE: 104 CANYON PL CAPITOL HEIGHTS MD 20743

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

104 CANYON PL CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 104 CANYON PL described as follows: Property Tax ID 18 2079283 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39128

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

6,892. Sq.Ft. & Imps. Pepper Mill Village Lot 24 Blk H, Assmt \$196,133 Lib Fl and assessed to ROSEMARIE DAVIS (1/2 interest) and LAKISHA EARLY (1/4 interest) and CON-TINA EARLY (1/4 interest), also known as 104 CANYON PL, CAPI-TOL HEIGHTS MD 20743, Tax Ac-count No. 18 2079283 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not

been paid although more than six (6)

months and a day from the date of sale has expired. It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 (2-27,3-5,3-12)137025

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

FATIMA C LARA

SERVE: 8403 CYPRESS ST LAUREL MD 20707

VS.

AND

FREDIS E LARA

SERVE: 8403 CYPRESS ST LAUREL, MD 20707

SANDY SPRING BANK

AND

SERVE: DANIEL J. SCHRIDER,

1818 LIBRARY ST

RESIDENT AGENT 17801 GEORIGA AVE. OLNEY, MD 20832

MORTGAGE ELECTRONIC REG-

A/K/A MERS SERVE ON: BILL BECKMANN, PRESIDENT AND CHIEF EXECU-TIVE OFFICER

ISTRATION SYSTEMS, INC

RESTON VA 20190 SHARON **SERVE** ON: HORSTKHAMP, LEGAL DEPART-**MENT** 1818 LIBRARY ST, STE 300

RESTON VA 20190-6280 AND

J. LYNNE PULFORD, TRUSTEE

SERVE: 17801 GEORIGA AVE. **OLNEY, MD 20832**

AND

JACQUELINE F. GERHART,

TRUSTEE SERVE: 17801 GEORIGA AVE.

OLNEY, MD 20832

OF ATLANTA

FEDERAL HOME LOAN BANK

SERVE: WESLEY MCMULLAN, PRESIDENT AND CHIEF EXECU-TIVE OFFICE 1475 PEACHTREE ST, NE ATLANTA GA 30309

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

8403 CYPRESS ST LAUREL MD 20707

Unknown Owner of the property 8403 CYPRESS ST described as follows: Property Tax ID 10 3026564 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

erty.

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39131

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

7,876. Sq.Ft. & Imps Oakcrest-resub Par Lot 6 Blk 41, Assmt \$249,466 Lib 41209 Fl 201 and as-sessed to FATIMA C LARA and FREDIS E LARA, also known as

LEGALS

8403 CYPRESS ST, LAUREL MD 20707, Tax Account No. 10 3026564 on the Tax Roll of the Director of Finance

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has

expired. It is thereupon this 18th day of February, 2020, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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 (2-27,3-5,3-12)137026

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

HALLOWAY HOLDINGS, LLC

SERVE: CARLOS CARROLL, RESI-DENT AGENT OF KAYAK HOLD-INGS, LLC, RESIDENT AGENT 909 OUIETVIEW DRIVE CAPITOL HEIGHTS, MD 20743

SERVE: KAYAK HOLDINGS, LLC, RESIDENT AGENT 5115 SANDS ROAD LOTHIAN, MD 20711

AND

21030

CFNA RECEIVABLES (TX), LLC F/K/A COMMERCIAL CREDIT

SERVE: CT CORPORATION SYS-TEM, RESIDENT AGENT 1999 BRYAN STREET, SUITE 900 DALLAS, TX 75201-3136

AND N.J. LIBERTO, TRUSTEE

SUITE 102

SUITE 102

BOWIE, MD 20716 AND

SERVE: 4201 NORTHVIEW DRIVE,

T.E. KRAZINSKY, ESO., TRUSTEE SERVE: 4201 NORTHVIEW DRIVE

BOWIE, MD 20716

AND BANK OF AMERICA, NA

F/K/A NATIONSBANK, NA SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT 2405 YORK ROAD SHITE 201

LUTHERVILLE TIMONIUM MD 21093-2264

AND SHARON N. MAZZEI, TRUSTEE

MARGERY E. PATRICK, TRUSTEE

(All persons having or claiming to have an interest in the property situate and lying in Prince George's

9331 DARCY RD LARGO MD 20774

County and known as:)

Unknown Owner of the property 9331 DARCY RD described as follows: Property Tax ID 06 442954 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, **SUITE 4100** LARGO, MD 20774

Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39133

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

24,620 Sq.Ft & Imps Nr Browns Sta RD, Map 082 Grid D4 Par 231,

Assmt \$172.133 Lib 39061 Fl 433 and assessed to HALLOWAY HOLD-INGS, LLC, also known as 9331 DARCY RD, LARGO MD 20774, Tax Account No. 06 442954 on the Tax

Roll of the Director of Finance. The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has

expired. It is thereupon this 18th day of February, 2020, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above 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

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk (2-27,3-5,3-12)

ORDER OF PUBLICATION

ALFRED WALSH C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201

PLAINTIFF

DELORIS CLARK 7617 FONTAINEBLEAU DRIVE, **UNIT 2140** HYATTSVILLE, MD 20784

F/K/A FIRST NATIONAL MORT-**GAGE CORPORATION** III, RESIDENT AGENT 25 SOUTH CHARLES STREET

MAT PROPERTIES, INC.

BALTIMORE, MD 21201 AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7617 FONTAINEBLEAU DRIVE,

HYATTSVILLE, MD 20784 AND

UNIT 2140

PRINCE GEORGE'S COUNTY **MARYLAND** SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

4100 LARGO, MD 20774

UNKNOWN OWNERS OF THE PROPERTY:

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators,

CASE NO.:

Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: All that property in Prince George's County described as: Unit 2140, 3,840.0000 Sq.Ft. & Imps. Frenchmans Creek C, Assmt

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-

George's County once a week for three (3) successive weeks on or be-fore the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and re-deem the property described above and answer the Complaint or there-after a Final Ludgment 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

(2-20,2-27,3-5)

and clear of all encumbrances. Prince George's County, Maryland

SEVERNA PARK, MÁRYLAND 21146

V.

AND

137027

SERVE ON: RALPH V. PARTLOW,

1301 MCCORMICK DRIVE, S'

AND

7617 FONTAINEBLEAU DRIVE, UNIT 2140 HYATTSVILLE, MD 20784

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

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 19-39112

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of

S38,667 Lib 38375 Fl 285 Unit 2140, located at 7617 Fontainebleau Drive, Unit 2140, Hyattsville, MD 20784, Tax Account no. 20-2264752, Deed ref. 38375/285 and assessed to Delatic Clark. loris Clark.

True Copy—Test: Mahasin El Amin, Clerk

136924

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC 8546 COLTRANE COURT

ELLICOTT CITY, MD 21043

Plaintiff

RICARDO A. ARGUETA & AURI S. ALVARADO 848 BERKSHIRE DRIVE HYATTSVILLE, MD 20783-3247

VS.

BANK OF AMERICA, NA SERVE: THE CORPORATION TRUST INCORPORATED 2405 YORK ROAD, SUITE 201 LUTHERVILLE-TIMONIUM, MD 21093-2264

and

PRINCE GEORGE'S COUNTY SERVE: JARED M. MC CARTHY **COUNTY ADMINISTRATORS** BUILDING 14741 GOVERNOR ODEN BOWIE

UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No: CAE 19-38020

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, in the State of Maryland, sold by the Office of Budget and Finance for Prince George's County and Collector of State and County Taxes for said County to the Plaintiff in this proceeding

The property described as Chillum, 17th Election District, Outlot B, 7,438.0000 Sq. Ft., Hampshire Heights, Block B, Assmt \$700 Lib 21798 Fl 005 Tax Account Number 17 1973965, Berkshire Drive, Hyattsville, MD 20783, and assessed to Argueta, Ricardo A., et al.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interesting in the property to appear in this Court by the 14th day of April, 2020, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (2-20,2-27,3-5)136913

> Stephen J Reichert 2221 Lake Ave Baltimore, MD 21213

410-299-4959 SMALL ESTATE NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

EDWARD EARL CHILDRESS Notice is given that Elboni Styles, whose address is 250 SW 14th Ave. 82, Miami, FL 33030, was on January 27, 2020 appointed personal representative of the small estate of Edward Earl Childress, who died on

July 8, 2019 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

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

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

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

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

ELBONI STYLES Personal Representative

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

Estate No. 115961

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC 8546 COLTRANE COURT ELLICOTT CITY, MD 21043

Plaintiff

PEOPLES, CLAUDIA M. & RONNIE M. 2611 RITCHIE ROAD FORESTVILLE, MD 20747-3741

VS.

JP MORGAN CHASE, NATIONAL ASSOCIATION SERVE: THE CORPORATION TRUST INCORPORATED 2405 YORK ROAD, SUITE 201 LUTHERVILLE, MD 21093-2264

and

PRINCE GEORGE'S COUNTY SERVE: JARED M. MC CARTHY COUNTY ADMINISTRATORS BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MD 20772

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No: CAE 19-38021

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, in the State of Maryland, sold by the Office of Budget and Finance for Prince George's County and Collector of State and County Taxes for said County to the Plaintiff in this proceeding.

The property described as: Spaulding, 6th Election District, Johns Choice PT Par 44, 2.0000 Acres, Assmt \$26,200 Map 082 Grid A3 Parcel 044 Lib 14253 Fl 433 Tax Account Number 06 3709029, 2611 Richie Road, District Height, MD 20747, and assessed to Peoples, Claudia M. & Ronnie M., Tax Account No. 06-3709029, 2611 Ritchie Road, District Heights, MD 20747.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interesting in the property to appear in this Court by the 14th day of April, 2020, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing 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 136914 (2-20,2-27,3-5)

> Robert Y. Clagett, Attorney 14804 Pratt Street Upper Marlboro, MD 20772 301-627-3325

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT W. SPILLER, JR.

Notice is given that Mary Martha Notice is given that Mary Martha Jacobs, whose address is 309 Ribbon Walk Lane, Holly Springs, NC 27540, was on January 13, 2020 appointed Personal Representative of the estate of Herbert W. Spiller, Jr who died on December 10, 2019 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th 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 undersigned on or before the earlier of the following dates:

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

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

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

MARY MARTHA JACOBS Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115896

(2-20,2-27,3-5)

136973

LEGALS

KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

ORDER OF PUBLICATION

PLAINTIFF

V.

JAMES R. FRIDIE, III

SERVE AT: 10208 PRINCE PLACE, UNIT 5-108 UPPER MARLBORO, MD 20774

SERVE AT: 1149 GOLDEN POND

COURT

RITA KIDD BELECHAK 6132 BALTIMORE AVE. RIVERDALE, MD 20737

VOORTEES, NJ 08043

AND

JOSEPH P. MCMAHON, TRUSTEE 6138 PRIMROSE AVE LOS ANGELES, CA 90068

CENTREVILLE, MD 21617

(All persons having or claiming to

have an interest in the property sit-

LARRY S. BALDUCCI, TRUSTEE

244 HARMONY WAY

uate and lying in Prince George's County and known as:) 10208 PRINCE PLACE, UNIT 5-108

UPPER MARLBORO, MD 20774

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

10208 PRINCE PLACE, UNIT 5-108 UPPER MARLBORO, MD 20774

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40292

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

All that property in Prince George's County described as: Unit 5-108 Bldg 5, 2,653.0000 Sq.Ft. & Imps. Pines Condominium, Assmt \$80,000 Lib 30571 Fl 065 Unit 5-108, tax account no. 13-1385152, Deed ref. 30571/065, and assessed to James R. Fridie III.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired. It is thereupon this 10th day of Feb-

ruary, 2020, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 136915 (2-20,2-27,3-5)

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

In The Estate Of: BEN CASSIDY

aka: BENJAMIN KURK CASSIDY Estate No.: 113949

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Priscilla N. Myerson for judicial probate of the copy of the will dated June 19, 2018, 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 19, 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.

Cereta A. Lee P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

136898 (2-20,2-27) **ORDER OF PUBLICATION**

PORTIA DREW C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

> **PLAINTIFF** V.

MAE L. JOHNSON SERVE AT: 3322 HUNTLEY SOUARE, UNIT B-2

TEMPLE HILLS, MD 20748

SERVE AT: 2700 NOTTINGHAM RD., NW WILSON, NC 27896

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

3322 HUNTLEY SQUARE, UNIT B-2 TEMPLE HILLS, MD 20748

PRINCE GEORGE'S COUNTY MARYLAND. SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE

LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

3322 HUNTLEY SOUARE, UNIT B-2 TEMPLE HILLS, MD 20748

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-36606

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

All that property in Prince George's County described as: Unit 3322-b-2, 2,023.0000 Sq.Ft. & Imps. Huntley Square Con, Assmt \$55,000 Lib 04783 Fl 395 Unit 3322 B, located at 3022 Huntley Square Drive, Unit B-2, Temple Hills, MD 20748, Tax Account no. 12-1273184, Deed ref. 4783/395 and assessed to Mae L. Johnson.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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 136916 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION JOSEPH S. MAGNOTTA C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND

V.

SERVE ON: 7510 COLUMBIA AV-ENUE COLLEGE PARK, MD 20740

SERVE ON: 1451 S. BROADWAY

(All persons having or claiming to County and known as:)

COLLEGE PARK, MD 207470

PRINCE GEORGE'S COUNTY MARYLAND **ACTING COUNTY ATTORNEY**

AND

UNKNOWN OWNERS OF THE PROPERTY:

COLLEGE PARK, MD 207470

visees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, right, title and interest

Defendants

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

Sq.Ft. & Imps. College Park- Blk6, Assmt \$95,800 Lib 38986 Fl 466, lo-College Park, MD 20740, Tax Account no: 21-2289395, Deed count no: 21-2289395, Deed ref29568/328, and assessed to Xin O. Chen.

although more than six (6) months and a day from the date of sale has expired.

Prince George's County: ORDERED, That notice be given

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 136918 (2-20,2-27,3-5)

LEGALS

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

Rockville, MD 20852 Substitute Trustees/ Plaintiffs,

Defendant(s).

136873

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

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, Marvland, 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 6th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be MAHASIN EL AMIN

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

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

PLAINTIFF

XIN Q. CHIN

SANTA MARIA, CA 93454

have an interest in the property situate and lying in Prince George's

7510 COLUMBIA AVENUE

AND

SERVE: RHONDA L. WEAVER, 1301 MCCORMICK DRIVE, STE LARGO, MD 20774

7510 COLUMBIA AVENUE

The unknown owner's heirs, degrantees, assigns, or successors in

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-36609

redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: All that property in Prince George's County described as: E 140 Ft Of Lo T 13, 7,000.0000

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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

Plaintiffs,

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

NOTICE

Substitute Trustees/

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

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

136874

ORDER OF PUBLICATION

KATHRIN MOORE C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

PLAINTIFF

ALLAN D. MARTIN aka ALLEN D. MARTIN

V.

6966 MAYFAIR TERRACE

LAUREL, MD 20707

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6966 MAYFAIR TERRACE LAUREL, MD 20707

AND PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE

LARGO, MD 20774 AND

UNKNOWN OWNERS OF THE PROPERTY:

6966 MAYFAIR TERRACE LAUREL, MD 20707

right, title and interest

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in

Defendants

Prince George's County, Maryland CASÉ NO.: CAE 19-37941 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of

Maryland, sold by the Collector of

In the Circuit Court for

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: All that property in Prince George's County described George's County described as: 1,144.0000 Sq.Ft. & Imps. May-fair-plat Three Lot 64 Blk B, Assmt, \$232,634 Lib 06472 Fl 788, located at 6966 Mayfair Terrace, Laurel MD 20707, Tax Account No. 10-1031053, Deed Ref. 6472/788 and assessed to

Allan D. Martin. The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months

and a day from the date of sale has

expired.

136917

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County: ORDERED, That notice be given the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above 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

(2-20,2-27,3-5)

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

Rockville, MD 20852

JANET R. REDHI

Unit 303

7929 Mandan Road

Substitute Trustees/

Greenbelt, MD 20770 Defendant(s)

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

In the Circuit Court for Prince

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)

(2-27)

137051

CERETA A. LEE

dent's death; or

ery of the notice.

ORDER OF PUBLICATION

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

Plaintiff

TAMARA SADOWSKI 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 2264042, LANHAM 20TH ELECTION DIS-TRICT; UNIT 2358; 3840 SQ.FT. & . FRENCHMÂNS CRĒEK 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 SQ.FT. & . FRENCHMANS CRÈEK C ASSMT \$38667 LIB 21214 FL 296 UNIT 2358; KNOWN AS 7607 FONTAINEBLEAU 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 February, 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 Él Amin, Clerk (2-13,2-20,2-27) 136824

ORDER OF PUBLICATION

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

Plaintiff

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 ATTSVILLE MD 20783.

Defendants

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

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-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of February, 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.

True Copy—Test: Mahasin El Amin, Clerk 136825

ORDER OF PUBLICATION

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

Plaintiff

SCHULTZ, SIEGEL, AND WEISS LLC 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 1420645, KENT 13TH ELECTION DISTRICT; 9TH Supplementary Plat Unit 203-2C; 1,613.0000 Sq.Ft. & Imps. Treetop 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. Treetop 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 February, 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 Amin, Clerk (2-13,2-20,2-27)136826

ORDER OF PUBLICATION

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

Plaintiff

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 February, 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.

True Copy—Test: Mahasin El Amin, Clerk 136827

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

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 ELECTION DISTRICT; 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 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 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 February, 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)

ORDER OF PUBLICATION

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

ADERONKE OLUSOLA IBIROGBA 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 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 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 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 February, 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)

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

LEGALS

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:

Heir, devisees, personal representa-

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.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-39109

The object of this proceeding is to rice 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 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 February, 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 Z/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Plaintiff VS.

BROTHERS TOWING AND TRUCKING LLC Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and anv 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 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 February, 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

True Copy—Test: Mahasin El Amin, Clerk 136832

LEGALS

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

Winston-Salem, NC 27106 Plaintiff

ORDER OF PUBLICATION

GEORGE IOSEPH MURPHY 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 2374866, BERWYN 21ST ELECTION DIS-TRICT; UNIT 6942-101; 1405 SQ.FT & 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 February, 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)

ORDER OF PUBLICATION

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

Winston-Salem, NC 27106 Plaintiff VS.

CIDIA MARISOL GALDAMEZ-

Prince George's County, Maryland AND

136833

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 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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 3rd day of February, 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)

ORDER OF PUBLICATION

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

Winston-Salem, NC 27106 Plaintiff

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 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 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 February, 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 136834 (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

DOROTHY LOUISE MORRISSEY LESLEY J GRAHAM 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 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

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 February, 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. 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

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

and clear of all encumbrances.

136837

True Copy—Test: Mahasin El Amin, Clerk

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

CAE 19-39097

ATTSVILLE MD 20783.

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

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

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

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

136830

Prince George's County, Maryland

(2-13,2-20,2-27)136836

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