

LEGALS

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

IN THE MATTER OF THE
PETITION OF APPOINTMENT
OF A GUARDIAN OF A
MINOR CHILD

Case No: CAE 12-29408

ORDER OF PUBLICATION

This is to give notice that on the 12th day of September, 2012 a Petition for Guardianship of a Minor Child, BRIANNA JANISE DEAN was filed in the Circuit Court for Prince George's County, Maryland, by BARBARA MICHELLE DEAN KING, Petitioner, against RENEE ROCHELLE DEAN birth mother, and UNKNOWN BIRTH FATHER. The birth mother, RENEE ROCHELLE DEAN is DECEASED and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE12-29408, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 29th day of April, 2013, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 29th day of May, 2013, giving notice to UNKNOWN BIRTH FATHER the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 3rd day of June, 2013 why the relief requested should not be granted.

MARILYNN M. BLAND
CLERK
106492 (5-2,5-9,5-16)

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

In the Matter of:

Elijah D. McKinney, Minor

Guardianship No. GD-10368

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **Elijah D. McKinney** an infant male born on January 12, 2009 at Shady Grove Hospital, Silver Spring, MD to Mario McKinney and Tierra D. Miller having been filed, it is this 17th day of April, 2013.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Tierra D. Miller the natural mother of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person and property has been filed, stating the last known address of respondent as COLUMBIA, MD. Respondent, Tierra D. Miller is hereby notified to show cause on or before the 25th day of June, 2013, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772

106493 (5-2,5-9,5-16)

NOTICE

JEREMY K. FISHMAN
SAMUEL D. WILLIAMOWSKY
ERICA T. DAVIS RUTH
401 North Washington Street
Suite 550
Rockville, Maryland 20850

Substitute Trustees
vs.

MARY P. DANIELS
5901 White Court
Clinton, MD 20735-3756

Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 12-32635

Notice is hereby given this 29th day of April, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5901 White Court, Clinton, MD 20735-3756 made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 29th day of May, 2013, 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 29th day of May, 2013, next.

The Report of Sale states the amount of sale to be Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00).

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106430 (5-2,5-9,5-16)

NOTICE

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

v.

Tito T. Ladipo
7833 Suiter Way
Hyattsville, MD 20785

Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 13-00373

Notice is hereby given this 29th day of April, 2013, 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 29th day of May, 2013, 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 29th day of May, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$114,500.00. The property sold herein is known as 7833 Suiter Way, Hyattsville, MD 20785.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106436 (5-2,5-9,5-16)

MECHANIC'S LIEN
SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on May 20, 2013. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#6466, 2005 TOYOTA
HIGHLANDER
VIN# JTEEP21A850105148
WABASH TRANSMISSIONS
5000 WABASH AVE #D
BALTIMORE

LOT#6600, 2010 VOLVO S40
VIN# YV1382MS4A2512891
ELITE AUTOMOTIVE SERVICES
3610 OLD SILVER HILL RD
SUITLAND

LOT#6605, 2002 BMW X5
VIN# 5UXFA53562LP44391
PASSPORT BMW
4730 AUTH PL
MARLOW HEIGHTS

LOT#6616, 1984 CHEVROLET C-10
VIN# 2GCD C14H9E1137769
GERMANTOWN TIRE & AUTO
19971 AIRCRAFT DR
GERMANTOWN

LOT#6618B, 1984 TAYANA 36"7"
BOAT
HULL# TYA373990184
USCG# 674048
SPRING COVE MARINA
455 LORE RD
SOLOMONS

LOT#6619B, 1970 PACESHIP 23'
MD#1475V
NO HULL ON BOAT
SPRING COVE MARINA
455 LORE RD
SOLOMONS

LOT#6632, 2004 DODGE RAM
VIN# 1D4HA18D74S555265
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#6633, 2000 LINCOLN LS
VIN# 1LNHM87A2Y776515
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#6634, 2002 MITSUBISHI
DIAMANTE
VIN# 6MMAP67P92T011365
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#6635, 2003 MERCURY
GRAND MARQUIS
VIN# 2MEFM75W53X610422
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#6638, 2001 FORD F-350
VIN# 1FTWW33F11EA46841
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LEGALS

LOT#6654, 2007 CHRYSLER
ASPEN
VIN# 1A8HX58P77F560224
HILLTOP AUTOMOTIVE
587 RITCHIE RD
CAPITOL HEIGHTS

LOT#6664, 2012 CHEVROLET
CORVETTE
VIN# 1G1YW2DW4C5107399
MJ COLLISION CENTER
2801 W. BELVEDERE AVE
BALTIMORE

LOT#6667, 1999 TOYOTA
4RUNNER
VIN# JT3HN87R3X9024844
PASSPORT TOYOTA
5050 AUTH WAY
MARLOW HEIGHTS

LOT#6668, 2004 KAWASAKI
ZX10R
VIN# JKAZXCC124A001752
RONNIE REECE JR, PROPRIETOR
8302 AUTUMN WAY 2C
JESSUP

LOT#6669, 2000 HONDA
PASSPORT
VIN# 4S6DM58W8Y4409804
A&G TRUCK AND AUTO
SERVICE
408 OLD RITCHIE RD
CAPITOL HEIGHTS

LOT#6744, 2006 FORD F-350
VIN# 1FTWW33P66ED77494
KOON'S FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right
to post a Minimum Bid

Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

106501 (5-2,5-9)

Kelly Albright Glaze,
Attorney at Law
826 Eastern Blvd., Suite 100
Essex, Maryland 21221
443-579-4160

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DENNEY JEROME KEYS

Notice is given that Mary Ellen Keys whose address is 2912 Native Dancer Court, Mitchellville, Maryland 20721 was on April 24, 2013 appointed personal representative of the estate of Denney Jerome Keys who died on December 30, 2012 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 24th day of October, 2013.

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

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

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

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

MARY ELLEN KEYS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

106496 Estate No.93248
(5-2,5-9,5-16)

NOTICE

IN THE MATTER OF:
Theodore Deandre Speight

FOR THE CHANGE OF
NAME TO:
Theodore Deandre Stoddard

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 13-11036

A Petition has been filed to change the name of Theodore Deandre Speight to Theodore Deandre Stoddard.

The latest day by which an objection to the Petition may be filed is May 27, 2013.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
106549 (5-9)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALLAN L LAWSON

Notice is given that John A. Lawson whose address is 12514 Rambling Lane, Bowie, MD 20715 was on April 18, 2013 appointed personal representative of the estate of Allan L Lawson who died on April 10, 2013 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 18th day of October, 2013.

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.

JOHN A LAWSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

106495 Estate No.93306
(5-2,5-9,5-16)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CONSTANCE DEBORAH
PENDLETON

Notice is given that Deborah Pendleton whose address is 2002 Barlowe Place, Hyattsville, MD 20785 was on April 19, 2013 appointed personal representative of the estate of Constance Deborah Pendleton who died on March 24, 2013 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 19th day of October, 2013.

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.

DEBORAH PENDLETON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772

106497 Estate No.93293
(5-2,5-9,5-16)

NOTICE

IN THE MATTER OF:
Asonganyi Doreen Mbhehcho
Gerlind Awungafeh Bella
Stacey Akawung Bella

FOR THE CHANGE OF
NAME TO:
Mercy Asonganyi Doree Mbhehcho (Adult)
Favour Awungafeh Gerli Bella (minor child)
Gloria Akawung Stacey Bella (minor child)

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 13-07630

A Petition has been filed to change the name of Asonganyi Doreen Mbhehcho (Adult) to Mercy Asonganyi Doree Mbhehcho (Adult) and Gerlind Awungafeh Bella (minor child) to Favour Awungafeh Gerli Bella (minor child) and Stacey Akawung Bella (minor child) to Gloria Akawung Stacey Bella (minor child).

The latest day by which an objection to the Petition may be filed is May 27, 2013.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
106548 (5-9)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

MAY 28, 2013

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of Article 2B.

TRANSFER

Raminder K. Gill, President, Balwinder K. Randhawa, Treasurer, Jewell Elizabeth Lawson, Secretary for a Class A, Beer, Wine and Liquor License for the use of J & A, LLC, t/a Pincus Liquors, 3801 Bladensburg Road, Brentwood, 20722 transfer from P & O LLC, t/a Pincus Liquors, Benjamin Hong, President/Secretary/Treasurer, Mal Sook Hong, Vice President.

TRANSFER OF LOCATION

Kalpanaben K. Patel, Member-Manager, Warren R. Garrison, Sr., Authorized Person/ Member for a Class A, Beer and Wine License for the use of Osborne Wine and Spirits LLC, t/a Osborne Wine and Spirits, 15789 Livingston Road, Unit 116, Accokeek, 20607 transfer of location from Osborne Wine and Spirits, LLC, t/a Osborne Liquors, 7587 SW Crain Highway, Upper Marlboro, 20772, Kalpanaben K. Patel, Member - Manager, Warren R. Garrison, Sr., Authorized Person/Member.

Lynn L. Tu, Authorized Person/Member, George T. McVicar, Authorized Person/ Member for a Class B, Beer, Wine and Liquor License for the use of Royal Jade, LLC, t/a Royal Jade Cuisine, 7401 Greenbelt Road, Greenbelt, 20770 transfer of location from Greenbelt Steell Restaurant, t/a Royal Jade, 7701 Greenbelt Road, Greenbelt, 20770, Lynn Lin Tu, President/Treasurer, Ellen E. Eastman, Secretary, George R. McViar, Assistant Secretary.

Tammy Adams-Gore, Authorized Person, Andrew M. Gore, Authorized Person for a Class B, Beer and Wine License for the use of AMG Franchise, LLC, t/a Wing Heaven, 15814 Crain Highway, Suite C, Brandywine, 20613 transfer of location from Austin Grill, LLC, t/a Austin Grill Express, 8150 Baltimore Avenue, Unit E, College Park, 20740, Ali Azima, Authorized Person, Maurice Jenoure, Authorized Person.

NEW

Delmy F. Buruca De Hernandez, President/Secretary/Treasurer for a new Class B, Beer, Wine and Liquor License for the use of El Paraizo Incorporated, t/a El Paraíso, 6511 New Hampshire Avenue, Hyattsville, 20783.

Eric W. Franklin, Member-Manager, Marcus H. Mitchell, Member-Authorized Person for a new Class B, Beer, Wine and Liquor License for the use of Erimarc Ventures, LLC, t/a Jazzzy's Restaurant, 12500-B Fairwood Parkway, Bowie, 20720.

Alfred Cannon, Owner for a new Class B, Beer, Wine and Liquor License for the use of t/a Joplin 360 Restaurant & Piano Lounge, 10707 Indian Head Highway, Fort Washington, 20744.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, May 28, 2013. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
April 2, 2013

106507 (5-9,5-16)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

CARLOS ANIBAL ALVARENGA
A/K/A CARLOS A. ALVARENGA
JORGE J. ALVARENGA
8702 Locust Grove Drive
Laurel, MD 20707

Defendant(s)

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

Civil No. CAE 12-32560

Notice is hereby given this 1st day of May, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8702 Locust Grove Drive, Laurel, MD 20707 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of May, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 31st day of May, 2013.

The report states the purchase price at the Foreclosure sale to be \$159,899.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

106555 (5-9,5-16,5-23)

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

IN THE MATTER OF A
PETITION FOR ADOPTION OF
A MINOR CHILD

Adoption No: CAA13-02707

NOTICE TO UNKNOWN
FATHER AND
WHEREABOUTS OF
BIRTH MOTHER

To: UNKNOWN FATHER and BRENDA REYES: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA13-02707. All persons who believe themselves to be parents of a male child born on 09/09/08, in Silver Spring, Maryland to BRENDA REYES, birth date 07/10/84, and UNKNOWN BIRTH FATHER, birth date UNKNOWN, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

106539 (5-9)

Andrew W. Dyer, Esquire
14746 Main St. PO Box 69
Upper Marlboro, MD 20773
301-627-8707

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM R. LATIMER

Notice is given that Raymond A. Latimer whose address is 3813 Whippoorwill Lane, White Plaines, MD 20695 was on April 18, 2013 appointed personal representative of the estate of William R. Latimer who died on March 30, 2013 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 18th day of October, 2013.

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.

RAYMOND A. LATIMER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

106494 Estate No.93296
(5-2,5-9,5-16)

PRINCE GEORGE'S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS

NOTICE OF PUBLIC
HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners

LEGALS

File: PG12-MTCF-1608

TOBIN, O’CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

Plaintiff

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772

v.

MICHAEL A. CARNOCK
5840 Banneker Rd., Suite 110
Columbia, MD 21044-3103

and

PNC BANK, NATIONAL
ASSOCIATION
249 Fifth Avenue
One PNC Plaza
Pittsburgh, PA 15222-2707

Serve: CSC-Lawyers Incorporating
Service Company
7 St. Paul Street, Suite 1660
Baltimore, MD 21202

and

MICHAEL D. NORD, TRUSTEE
Gebhardt & Smith, LLP
One South Street, Suite 2200
Baltimore, MD 21202-3281

and

MICHAEL C. BOLESTA, TRUSTEE
Gebhardt & Smith, LLP
One South Street, Suite 2200
Baltimore, MD 21202-3281

and

PRINCE GEORGE’S COUNTY,
MARYLAND
A Body Corporate and Politic
c/o Treasury Division, Room 1090,
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and any and all persons that have
or claim to have any interest in the
property described as:

Map 078, Grid A2, Par. 069, 2.0400
acres, being the property described
in a deed recorded in the land
records of Prince George’s County
at Liber 29655, folio 611 at 17472
Clagett Landing Rd.,

said property being in the 7th
Election District and assessed to
Michael A. Carnock under Account
07-3951175,

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

CAE 13-11475

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
property situated and lying in
Prince George’s County, Maryland,
sold by the Collector of Taxes for
Prince George’s County to the
Plaintiff in this proceeding.

The Complaint states, among
other things, that the amount nec-
essary for redemption has not been
paid, although more than six
months from the date of sale has
expired.

It is thereupon this 29th day of
April, 2013, 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 a
general circulation in Prince
George’s County, Maryland, once a
week for three successive weeks, on
or before the 24th day of May, 2013
warning all persons interested in
the said property to be and appear
in this Court by the 2nd day of July,
2013, and redeem the aforesaid
property and answer the
Complaint, or thereafter a Final
Order will be rendered foreclosing
all rights of redemption in the
property, and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

106543 (5-9-5-16,5-23)

THE PRINCE
GEORGE’S POST
Call 301-627-0900
Fax 301-627-6260

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

vs.

CHRISTIAN OFFOR
AKA CHRISTOPHER OFFER
8150 Allendale Drive
Hyattsville, MD 20785

Defendant(s)

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

Civil No. CAE 13-02462

Notice is hereby given this 1st
day of May, 2013, by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 8150
Allendale Drive, Hyattsville, MD
20785 made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary therof be
shown on or before the 31st day of
May, 2013, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 31st day of May, 2013.

The report states the purchase
price at the Foreclosure sale to be
\$105,400.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106557 (5-9-5-16,5-23)

LEGALS

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

EDWIN I. ESPANA
ALICIA ESPANA
6224 Brightlea Drive
Lanham, MD 20706

Defendant(s)

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

Civil No. CAE 13-02481

Notice is hereby given this 1st
day of May, 2013, by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 6224
Brightlea Drive, Lanham, MD
20706 made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary therof be
shown on or before the 31st day of
May, 2013, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 31st day of May, 2013.

The report states the purchase
price at the Foreclosure sale to be
\$148,750.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106556 (5-9-5-16,5-23)

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772

Plaintiffs

v.

WAA DEVELOPMENT LLC
(A VA LLC not qualified in MD)
20985 Timberbridge Ter.
Ashburn, VA 20147

and

Serve:
Waqas A. Abbasi (VA Resident
Agent)
4116 Mangalore Dr. #203
Annandale, VA 22015

and

BAY BANK, FSB
2328 W. Joppa Rd., Suite 325
Lutherville, MD 21093

Serve:
Kevin B. Cashen, President
2328 W. Joppa Rd., Suite 325
Lutherville, MD 21093

and

HUGH W. MOHLER, Trustee
c/o Bay Bank, FSB
2328 W. Joppa Rd., Suite 325
Lutherville, MD 21093

and

MARK A. SEMANIE, Trustee
Bay Bank, FSB
2328 W. Joppa Rd., Suite 325
Lutherville, MD 21093

and

PRINCE GEORGE’S COUNTY,
MARYLAND
A Body Corporate and Politic
c/o Treasury Division, Room 1090,
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and any and all persons that have
or claim to have any interest in the
property described as:

Lot 1, Cory Chase Subdivision,
20,462 sq. ft., being the property
described in a deed recorded in the
land records of Prince George’s
County at Liber 32768, folio 615, at
8302 Dyson Rd.,

said property being in the 11th
Election District and assessed to
WAA Developent LLC under
Account 11-3582830

Defendants

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

CAE 13-11380

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
property situated and lying in
Prince George’s County, Maryland,
sold by the Collector of Taxes for
Prince George’s County to the
Plaintiff in this proceeding.

The Complaint states, among
other things, that the amount nec-
essary for redemption has not been
paid, although more than six
months from the date of sale has
expired.

It is thereupon this 22nd day of
April, 2013, 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 a
general circulation in Prince
George’s County, Maryland, once a
week for three (3) successive
weeks, on or before the 17th day of
May, 2013 warning all persons
interested in the said property to be
and appear in this Court by the
25th day of June, 2013, and redeem
the aforesaid property and answer
the Complaint, or thereafter a Final
Order will be rendered foreclosing
all rights of redemption in the
property, and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

106473 (5-2-5-9,5-16)

ORDER OF PUBLICATION

DARRICK MCNEILL
13923 Carlene Drive
Upper Marlboro, MD 20772

vs.

KAI K. MILLARD
3401 Spectacular Bid Court
Bowie, MD 20721

PROVIDENT MORTGAGE CORP.
114 East Lexington Street,
2nd Floor
Baltimore, MD 21202

GARY T. BODANE, TRUSTEE
NORVAL H. KING, TRUSTEE
114 East Lexington Street,
2nd Floor
Baltimore, MD 21202

MOUNT OAK MANOR
HOA, INC.
c/o DH Bader Management
Services 14435 Cherry Lane Court,
Suite 210, Laurel, MD 20707

PRINCE GEORGE’S COUNTY,
MARYLAND
Serve: M. Andree Green,
Acting County Attorney
County Administration Building
Upper Marlboro, Maryland 20772

and any and all persons that have
or claims to have an interest in the
properties situate, lying and being
in the SEVENTH ELECTION DIS-
TRICT of Prince George’s County,
Maryland, and described in the
Complaint.

Defendants

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

CASE NO.: CAE 13-09912

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
property described below situated
and lying in Prince George’s
County, Maryland, sold by the
Collector of Taxes for Prince
George’s County to the Plaintiff in
this proceeding.

Tax Account Number 07-0707075:
Tax Map 54, Lot numbered Forty-
Two (42) in Block lettered “B” in the
subdivision known as “Plat Two,
MOUNT OAK MANOR” as per
plat recorded in Plat Book N.L.P.
153 at Plat No. 17 among the Land
Records of Prince George’s County,
Maryland \$1,139.03 was paid to the
Collector at the time of sale as well
as a high bid premium of \$6,071.40.

The Complaint states, among
other things, that the amount nec-
essary for redemption has not been
paid, although more than six
months from the date of sale has
expired.

It is thereupon this 22nd day of
April, 2013, 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 a
general circulation in Prince
George’s County, Maryland, once a
week for three successive weeks, on
or before the 17th day of May, 2013,
warning all persons interested in
the said properties to be and
appear in this Court by the 25th
day of June, 2013 and redeem the
aforesaid property and answer the
Complaint, or thereafter a Final
Order will be rendered foreclosing
all rights of redemption in the
property and vesting in the Plaintiff
a title free and clear of all encum-
brances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

106471 (5-2-5-9,5-16)

ORDER OF PUBLICATION

US BANK AS CUSTODIAN
FOR SASS MUNI VI DTR
53 E Broadway, 1st Floor
Bel Air, Maryland 21014

Plaintiff

v.

MAXX TAYLOR GROUP, LLC

and

THE LAST SURVIVING MEM-
BERS OF MAXX TAYLOR GROUP,
LLC

and

METRO AREA PROPERTIES, LLC

and

THE LAST SURVIVING MEM-
BERS OF METRO AREA PROPER-
TIES, LLC

and

LANDAMERICA
TRANSNATION TITLE
INSURANCE COMPANY

and

MORTGAGE ELECTRONIC REG-
ISTRATION SYSTEMS, INC.

and

HOME LOAN CENTER, INC.
D/B/A LENDINGTREE LOANS

and

DTA SOLUTIONS, LLC

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

106476 (5-2-5-9,5-16)

LEGALS

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal rep-
resentatives, and executors, admin-
istrators, grantees, assigns or suc-
cessors in right, title, interest, and
any and all persons having or
claiming to have any interest in the
property and premises situate in
the County of Prince George’s

Property Address: 5023 Emo Street
Account Number: 18-2106003
Description: Lots 8,9,10
6,000.0000 Sq. Ft & Imps. Blk 15
Assmt: \$279,000.00
Liber/Folio: 31881/425
Assessed To: Maxx Taylor Group,
LLC

In the Circuit Court for
Prince George’s County,
Maryland
Civil Division
CAE 13-11383

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

Property Address: 5023 Emo Street
Account Number: 18-2106003
Description: Lots 8,9,10
6,000.000 Sq. Ft & Imps. Blk 15
Assmt: \$279,000.00
Liber/Folio: 31881/425
Assessed To: Maxx Taylor Group,
LLC

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

It is thereupon this 22nd day of
April, 2013, by the Circuit Court for
Prince George’s County;

ORDERED, that notice be given
by the insertion of a copy of this
Order in the Prince George’s Post, a
newspaper having circulation in
Prince George’s County, once a
week for three successive weeks on
or before the 17th day of May, 2013,
warning all persons interested in
the said properties to be and
appear in this Court by the 25th
day of June, 2013, and redeem the
Property, and answer the
Complaint, or thereafter a final
judgment will be rendered fore-
closing all rights of redemption in
this Property and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

106475 (5-2-5-9,5-16)

ORDER OF PUBLICATION

Steven Johnson
4601 Scottsdale Place
Waldorf, MD 20602

Plaintiff

v.

Compass Properties, Inc.
c/o CSC Lawyers Incorporating
Service Company, Resident Agent
7 St. Paul Street, Suite 1660
Baltimore, MD 21202

Prince George’s County, Maryland
SERVE ON:
Andree Green,
County Attorney
14735 Main Street
Upper Marlboro, MD 20772

and

any and all persons that have or
claim to have an interest in the
property described as:

23,660 square feet and improve-
ments, 1203 Kings Grant, Upper
Marlboro, assessed to Compass
Properties, Inc., in Account No. 13-
1518158.

Defendants

In the Circuit Court for
Prince George’s County, Maryland
Civil Division
CAE 13-11260

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
property situated and lying in
Prince George’s County, Maryland,
sold by the Collector of Taxes for
Prince George’s County to the
Plaintiff in this proceeding.

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid, although more than six
months from the date of sale has
expired.

It is thereupon this 17th day of
May, 2013, 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 a
general publication in Prince George’s
County, Maryland, once a week for
three successive weeks, warning all
persons interested in the said prop-
erty to be and appear in this Court
by the 25th day of June, 2013, and
redeem the aforesaid property and
answer the Complaint, or thereafter
a Final Judgment will be rendered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff a title free and clear of all
encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

106476 (5-2-5-9,5-16)

NOTICE

Carrie M. Ward, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

MOTILAL CHARITAR
2809 Lime Street
Temple Hills, MD 20748

Defendant(s)

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

Civil No. CAE 12-38671

Notice is hereby given this 24th
day of April, 2013, by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 2809 Lime
Street, Temple Hills, MD 20748,
made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary therof be
shown on or before the 24th day of
May, 2013, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 24th day of May, 2013.

The report states the purchase
price at the Foreclosure sale to be
\$96,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

106482 (5-2-5-9,5-16)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

ROSE A. HARVELL
2218 Olson Street
Temple Hills, MD 20748

Defendant(s)

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

Civil No. CAE 12-26730

Notice is hereby given this 1st
day of May, 2013, by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 2218 Olson
Street, Temple Hills, MD 20748
made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary therof be
shown on or before the 3rd day of
June, 2013, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 3rd day of June, 2013.

The report states the purchase
price at the Foreclosure sale to be
\$267,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

106554 (5-9-5-16,5-23)

ORDER OF PUBLICATION

Kemishia Sorzano

Plaintiff

v.

Estellita Rodriguez Alcantara
Gerald Rodriguez Alcantara
Prince George’s County
State of Maryland

and

All persons that have or claim to
have any interest in the property
identified in the Tax Rolls of the
Director of Finance Collector of
State and County taxes for Prince
George’s County as follows:
2,001 Sq Ft & Imps Wilson Bridge
Condo Bl D 16 Unit 6739 C2, ID 12-
1318237 known as 538 Wilson
Bridge Dr - Unit C2

In the Circuit Court for
Prince George’s County,
Maryland
Civil Division
CAE 13-09635

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

2,001 Sq Ft & Imps Wilson Bridge;
Condo Bl D 16 Unit 6739 C2, ID 12-
1318237; known as 538 Wilson
Bridge Dr - Unit C2

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

It is thereupon this 22nd day of
April, 2013, by the Circuit Court for
Prince George’s County,

ORDERED, that this notice be
given by the insertion of a copy of
this Order in some weekly newspa-
per having general circulation in
Prince George’s County once a
week for three successive weeks
before the 17th day of May, 2013,
warning all persons interested in
said properties to be and appear in
this Court by the 25th day of June,

LEGALS

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772

Plaintiffs
v.

BRIGHTSEAT REALTY CO.
(a Maryland general partnership)
337 Brightseat Road, Suite 200
Landover, MD 20785-47536

Serve:
Norair Engineering Corp.
General Partner
337 Brightseat Road, Suite 200
Landover, MD 20785-4736

Serve on:
Richard Norair, President
Norair Engineering Corp.
337 Brightseat Road, Suite 200
Landover, MD 20785-4736

and
PRINCE GEORGE'S COUNTY,
MARYLAND
A Body Corporate and Politic
c/o Treasury Division, Room 1090,
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and any and all persons that have
or claim to have any interest in the
property described as:

Map 142, Grid D1, Par. 065, 7.82
acres, being part of the property
described in a deed recorded in the
land records of Prince George's
County at Liber 3087, folio 532, on
Tioga Road,

said property being in the 5th
Election District and assessed to
Brightseat Realty Co. under
Account 05-0283531

Defendants

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

CAE 13-11382
The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
property situated and lying in
Prince George's County, Maryland,
sold by the Collector of Taxes for
Prince George's County to the
Plaintiff in this proceeding.
The Complaint states, among
other things, that the amount
necessary for redemption has not been
paid, although more than six
months from the date of sale has
expired.

It is thereupon this 22nd day of
April, 2013, 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 a
general circulation in Prince
George's County, Maryland, once a
week for three (3) successive
weeks, on or before the 17th day of
May, 2013 warning all persons
interested in the said property to be
and appear in this Court by the
25th day of June, 2013, and redeem
the aforesaid property and answer
the Complaint, or thereafter a Final
Order will be rendered foreclosing
all rights of redemption in the
property, and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

106474 (5-2,5-9,5-16)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KARL K BELL

Notice is given that M Katherine
Taylor whose address is 314
Sloping Wood Court, Annapolis,
MD 21409 was on April 9, 2013
appointed personal representative
of the estate of Karl K Bell who
died on February 22, 2013 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
9th day of October, 2013.

Any person having a claim
against the decedent must present
the claim to the undersigned per-
sonal 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 writ-
ten notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mail-
ing or other delivery of the notice.

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

M KATHERINE TAYLOR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

Estate No.93211
(4-25,5-2,5-9)

106410

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772

Plaintiffs
v.

WILLIAM YOUNGBLOOD
7000 High Bridge Road
Bowie, MD 20720-5236

and

S.F.C., L.L.C.
6320 Augusta Dr., Ste. 1100
Springfield, VA 22150

Serve:
State Dept. of Assessments and
Taxation
301 W. Preston St., Room 801
Baltimore, MD 21201

and

S.F.C., II, L.L.C.
6320 Augusta Dr., Ste. 1400
Springfield, VA 22150

Serve:
State Dept. of Assessments and
Taxation
301 W. Preston St., Room 801
Baltimore, MD 21201

and

BRUCE MAGAZINE, TRUSTEE
Magazine & Hillman, P.C.
9029 Willow Valley Dr.
Potomac, MD 20854-2456

and

ADAM MAGAZINE, TRUSTEE
Magazine & Hillman, P.C.
9029 Willow Valley Dr.
Potomac, MD 20854-2456

and

PRINCE GEORGE'S COUNTY,
MARYLAND
A Body Corporate and Politic
c/o Treasury Division, Room 1090,
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and any and all persons that have
or claim to have any interest in the
property described as:

Map 073, Grid B4, Par. 237, 3.0400
acres, being the property described
in a deed recorded in the land
records of Prince George's County
at Liber 26971, folio 093, on Rollins
Ave.

said property being in the 18th
Election District and assessed to
William Youngblood under
Account 18-3552726

Defendants

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

CAE 13-11381
The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
property situated and lying in
Prince George's County, Maryland,
sold by the Collector of Taxes for
Prince George's County to the
Plaintiff in this proceeding.

The Complaint states, among
other things, that the amount
necessary for redemption has not been
paid, although more than six
months from the date of sale has
expired.

It is thereupon this 22nd day of
April, 2013, 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 a
general circulation in Prince
George's County, Maryland, once a
week for three (3) successive
weeks, on or before the 17th day of
May, 2013 warning all persons
interested in the said property to be
and appear in this Court by the
25th day of June, 2013, and redeem
the aforesaid property and answer
the Complaint, or thereafter a Final
Order will be rendered foreclosing
all rights of redemption in the
property, and vesting in the
Plaintiff a title, free and clear of all
encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk

106472 (5-2,5-9,5-16)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

TIMOTHY WOMACK
NEECOLE WOMACK
10006 Highland View
Fort Washington, MD 20744

Defendant(s)

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

Civil No. CAE 12-26731

Notice is hereby given this 24th
day of April, 2013, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 10006
Highland View, Fort Washington,
MD 20744 made and reported by
the Substitute Trustee, will be RAT-
IFIED AND CONFIRMED, unless
cause to the contrary therof be
shown on or before the 24th day of
May, 2013, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 24th day of May, 2013.

The report states the purchase
price at the Foreclosure sale to be
\$311,900.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106479 (5-2,5-9,5-16)

LEGALS

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

JEFFREY M. POETZEL
LISA M. SCHROEDER-POETZEL
15017 Schall Road,
Accokeek, MD 20607

Defendant(s)

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

Civil No. CAE 12-36662

Notice is hereby given this 24th
day of April, 2013, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 15017 Schall
Road, Accokeek, MD 20607, made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary therof be shown on or
before the 24th day of May, 2013,
provided a copy of this NOTICE be
inserted in some newspaper print-
ed in said County, once in each of
three successive weeks before the
24th day of May, 2013.

The report states the purchase
price at the Foreclosure sale to be
\$136,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106484 (5-2,5-9,5-16)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

RENEE N. LOWERY
3211 Cheverly Hills Court
Cheverly, MD 20785

Defendant(s)

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

Civil No. CAE 12-36835

Notice is hereby given this 24th
day of April, 2013, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 3211
Cheverly Hills Court, Cheverly,
MD 20785, made and reported by
the Substitute Trustee, will be RAT-
IFIED AND CONFIRMED, unless
cause to the contrary therof be
shown on or before the 24th day of
May, 2013, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 24th day of May, 2013.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106483 (5-2,5-9,5-16)

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

TUESDAY, MAY 14, 2013
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

11:30 A.M.

Notice is hereby given that on Tuesday, May 14, 2013 the County
Council of Prince George's County, Maryland, will hold the following
public hearing:

**CR-28-2013 - A RESOLUTION CONCERNING CALVERT TRACT
SPECIAL TAXING DISTRICT** for the purpose of designating an area
within Prince George's County, Maryland as a "special taxing district"
as that term is used in Section 10-269 of the Prince George's County
Code, as amended, and as that term is used in Section 9-1301 of Article
24 of the Annotated Code of Maryland, as amended, (collectively, the
"Act"), such special taxing district to be located in the Town of
Riverdale Park, Maryland and to be known as the "Calvert Tract
Special Taxing District," providing for, and determining, various mat-
ters in connection with the establishment of a special taxing district,
creating a special fund with respect to the special taxing district; pro-
viding for the introduction of a future ordinance or ordinances to pro-
vide for the levy of a special tax in connection with such special taxing
district; pledging proceeds of such special tax to be paid over to the
special fund as provided in the Act; making certain findings and deter-
minations with respect to the special fund and the use of such fund;
providing that special obligation bonds may be issued from time to
time pursuant to an ordinance or ordinances enacted in accordance
with the Act and secured by the special fund; and generally relating to
the Calvert Tract Special Taxing District.

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Andrea C. Harrison, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

106469 (5-2,5-9)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

SYLVIA M. DAVIS
LEON DAVIS
2503 Aztec Drive
District Heights, MD 20747

Defendant(s)

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

Civil No. CAE 12-32452

Notice is hereby given this 24th
day of April, 2013, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 2503 Aztec
Drive, District Heights, MD 20747,
made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary therof be
shown on or before the 24th day of
May, 2013, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 24th day of May, 2013.

The report states the purchase
price at the Foreclosure sale to be
\$112,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106480 (5-2,5-9,5-16)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

LUIS A. RIVERA AKA
LUIS ALONSO RIVERA
ABRAHAM A. CASTANEDA
4313 39th Place
Brentwood, MD 20722-1312

Defendant(s)

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

Civil No. CAE 12-03689

Notice is hereby given this 24th
day of April, 2013, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceed-
ings and described as 4313 39th
Place, Brentwood, MD 20722-1312
made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary therof be
shown on or before the 24th day of
May, 2013, provided a copy of this
NOTICE be inserted in some news-
paper printed in said County, once
in each of three successive weeks
before the 24th day of May, 2013.

The report states the purchase
price at the Foreclosure sale to be
\$224,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106481 (5-2,5-9,5-16)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Lawrence D. Dickerson
Personal Representative for the
Estate of Rosa Janifer
Rudolph B. Dickerson
821 57th Place
Capitol Heights, MD 20743

Defendants

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

Case No. CAE 13-03767

Notice is hereby given this 24th
day of April, 2013, by the Circuit
Court for Prince George's County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 24th day of May, 2013, provided
a copy of this notice be published
in a newspaper of general circulation
in Prince George's County, once in
each of three successive weeks
before the 24th day of May, 2013.
The Report of Sale states the
amount of the foreclosure sale price
to be \$85,000.00. The property sold
herein is known as 821 57th Place,
Capitol Heights, MD 20743.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106487 (5-2,5-9,5-16)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Latoya Anderson
6940 Hanover Parkway, Unit 101
Greenbelt, MD 20770

Defendant

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

Case No. CAE 12-31141

Notice is hereby given this 23rd
day of April, 2013, by the Circuit
Court for Prince George's County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 23rd day of May, 2013, provid-
ed a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George's
County, once in each of three suc-
cessive weeks before the 23rd day
of May, 2013.
The Report of Sale states the
amount of the foreclosure sale price
to be \$193,577.88. The property sold
herein is known as 6940 Hanover
Parkway, Unit 101, Greenbelt, MD
20770.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

106485 (5-2,5-9,5-16)

LEGALS

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772

Plaintiff
v.

MICHAEL A. CARNOCK, JR.
5840 Banneker Rd., Suite 110
Columbia, MD 21044-3103

and

PNC BANK, NATIONAL
ASSOCIATION
249 Fifth Avenue
One PNC Plaza
Pittsburgh, PA 15222-2707

Serve: CSC-Lawyers Incorporating
Service Company
7 St. Paul Street, Suite 1660
Baltimore, MD 21202

and

MICHAEL D. NORD, TRUSTEE
Gebhardt & Smith, LLP
One South Street, Suite 2200
Baltimore, MD 21202-3281

and

MICHAEL C. BOLESTA, TRUSTEE
Gebhardt & Smith, LLP
One South Street, Suite 2200
Baltimore, MD 21202-3281

and

PRINCE GEORGE'S COUNTY,
MARYLAND
A Body Corporate and Politic
c/o Treasury Division, Room 1090,
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and any and all persons that have
or claim to have any interest in the
property described as:

Map 078, Grid A2, Par. 068, 2.6300
acres, being the property described
in a deed recorded in the land
records of Prince George's County
at Liber 29665, folio 604 at 17462
Clagett Landing Rd.,

said property being in the 7th
Election District and assessed to
Michael A. Carnock, Jr. under
Account 07-3951167,

Defendants

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

CAE 13-11474

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
property situated and lying in
Prince George's County, Maryland,
sold by the Collector of Taxes for
Prince George's County to the
Plaintiff in this proceeding.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
11333 Laurelwalk Drive, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Shirley Wilson, dated October 1, 2008, and recorded in Liber 30555 at folio 398 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, on

MAY 28, 2013
AT 9:12 AM

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

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, THAT IS TO SAY: UNIT B-162, CLUSTER 20, IN "APPLEWALK CONDOMINIUM" AS ESTABLISHED PURSUANT TO A CERTAIN MASTER DEED OF STANLEY MARTIN COMMUNITIES, INC., A MARYLAND CORPORATION DATED JUNE 22, 1973 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LLBER 4243 AT FOLIO 452, AND PURSUANT TO THE APPROPRIATE PLATS DESCRIBED IN SAID MASTER DEED AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK W.W.W. 84 AT PLATS 46 THROUGH 74, INCLUSIVE, BEING IN THE 10TH ELECTION DISTRICT OF SAID COUNTY.

FOR TITLE REFERENCE SEE DEED RECORDED IN BOOK 26653, PAGE 8. PROPERTY COMMONLY KNOWN AS: 11333 LAURELWALK DRIVE LAUREL, MD 20708.

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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106519 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

12916 FOX BOW DR., UNIT # 307
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Terjuana E. Oneal dated November 13, 2006 and recorded in Liber 27066, Folio 477 among the Land Records of Prince George's Co., MD, with an original principal balance of \$236,086.00 and an original interest rate of 7.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:28 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 307, in "Cameron Grove Condominium IX" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$29,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106364 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

8105 BLAKE CT.
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Eric O. McCree a /k/ a Eric Odell McCree dated May 26, 2006 and recorded in Liber 25248, Folio 311 among the Land Records of Prince George's Co., MD, with an original principal balance of \$297,100.00 and an original interest rate of 6.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$29,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106362 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3803 WINDOM RD.
BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Brenda A. Saunders and Milford R. Best, II dated June 15, 2004 and recorded in Liber 20094, Folio 60 among the Land Records of Prince George's Co., MD, with an original principal balance of \$165,000.00 and an original interest rate of 3.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:29 AM

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

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

Terms of Sale: A deposit of \$16,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106365 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

1836 METZEROTT RD., UNIT #1602 AND
PARKING SPACE UNIT #P-34
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Eveline Rose Ngo Mbog Nonga dated March 28, 2007 and recorded in Liber 28190, Folio 166 among the Land Records of Prince George's Co., MD, with an original principal balance of \$178,200.00 and an original interest rate of 7.1250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:27 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 1602 and parking space numbered P-34 in a condominium styled Presidential Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$21,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106363 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3239 CHESTER GROVE RD., UNIT # A
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Anthony G. Shanks, Blanche E. Shanks and Harvey G. Shanks dated August 4, 2006 and recorded in Liber 25916, Folio 472 among the Land Records of Prince George's Co., MD, with an original principal balance of \$197,639.00 and an original interest rate of 6.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Lettered "A", in Building Numbered Sixteen (16) as shown on a plat of condominium subdivision known as "Westphalia Woods 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 \$27,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106366 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**1704 LEE RD.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Linda A. Thoma dated April 21, 2004 and recorded in Liber 19551, Folio 118 among the Land Records of Prince George's Co., MD, with an original principal balance of \$138,500.00 and an original interest rate of 5.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:31 AM

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

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

Terms of Sale: A deposit of \$11,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106367 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**1127 WESTVIEW TERR., UNIT #1127
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Mubuso Zamchiya and Jennifer Zamchiya dated September 7, 2005 and recorded in Liber 23255, Folio 359 and re-recorded in Liber 31487, Folio 11 among the Land Records of Prince George's Co., MD, with an original principal balance of \$150,000.00 and an original interest rate of 6.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:35 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 1127 in a horizontal property regime known as "Westview Terrace 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 \$19,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106370 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**4203 74TH PL.
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Rafael Vargas and Andy Vargas dated July 13, 2007 and recorded in Liber 28457, Folio 355 among the Land Records of Prince George's Co., MD, with an original principal balance of \$386,000.00 and an original interest rate of 7.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:33 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106368 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**7909 VERNON DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Ardeen S. Alford a/k/a Ardeen Shirley Alford and Gary Alford a/k/a Gary Anthony Alford dated December 26, 2006 and recorded in Liber 26765, Folio 150 among the Land Records of Prince George's Co., MD, with an original principal balance of \$278,700.00 and an original interest rate of 6.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:36 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106371 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**7007 FRESNO ST.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Robert E. Williams dated September 14, 2004 and recorded in Liber 20578, Folio 651 among the Land Records of Prince George's Co., MD, with an original principal balance of \$166,700.00 and an original interest rate of 6.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:34 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106369 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**10411 ANGORA DR.
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust from Turiya A. Hodge dated December 6, 2006 and recorded in Liber 26606, Folio 371 among the Land Records of Prince George's Co., MD, with an original principal balance of \$235,000.00 and an original interest rate of 7.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:37 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106372 (4-25,5-2,5-9)

LEGALS
<p>NOTICE</p> <p>Laura H. G. O’Sullivan, et al., Substitute Trustees</p> <p>Plaintiffs</p> <p>vs.</p> <p>James Alice Gutierrez and William Edward Roberts</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 12-36668</p> <p>ORDERED, this 22nd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 11384 Cherry Hill, Unit 102, Beltsville, Maryland 20705 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 22nd day of May, 2013, 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 22nd day of May, 2013, next.</p> <p>The report states the amount of sale to be \$54,000.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106468</u> (5-2,5-9,5-16)</p>
<p>NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS</p> <p>TO ALL PERSONS INTERESTED IN THE ESTATE OF CORNELIA G WASHINGTON</p> <p>Notice is given that Timothy Washington whose address is P.O. Box 308, Bowie, MD 20716 was on April 5, 2013 appointed personal representative of the estate of Cornelia G Washington who died on December 14, 2006 without a will.</p> <p>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.</p> <p>All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 5th day of October, 2013.</p> <p>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:</p> <p>(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</p> <p>(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.</p> <p>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.</p> <p>TIMOTHY WASHINGTON Personal Representative</p> <p>CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20772</p> <p>Estate No.93189 <u>106411</u> (4-25,5-2,5-9)</p>
<p>NOTICE</p> <p>Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204</p> <p>Substitute Trustees, Plaintiffs</p> <p>vs.</p> <p>Willie Haynes Gwendolyn Haynes 4136 Silver Park Terrace a/k/a 4136 Silver Park Terrace Suitland, MD 20746</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. CAE 12-38679</p> <p>Notice is hereby given this 22nd day of April, 2013, 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 22nd day of May, 2013, 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 22nd day of May, 2013.</p> <p>The Report of Sale states the amount of the foreclosure sale price to be \$231,455.99. The property sold herein is known as 4136 Silver Park Terrace a/k/a, 4136 Silver Park Terrace, Suitland, MD 20746.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106466</u> (5-2,5-9,5-16)</p>

<p>NOTICE</p> <p>Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814</p> <p>Substitute Trustees Plaintiffs</p> <p>vs.</p> <p>MARIA WADE 4823 Norfolk Court Suitland, MD 20746</p> <p>Defendant(s)</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 12-32440</p> <p>Notice is hereby given this 17th day of April, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4823 Norfolk Court, Suitland, MD 20746 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 17th day of May, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of May, 2013.</p> <p>The report states the purchase price at the Foreclosure sale to be \$161,500.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106402</u> (4-25,5-2,5-9)</p>	<p>NOTICE</p> <p>Deborah Jackson and James A. Nesbitt</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 13-02294</p> <p>ORDERED, this 22nd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9041 Hardesty Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of May, 2013, 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 22nd day of May, 2013, next.</p> <p>The report states the amount of sale to be \$187,000.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106467</u> (5-2,5-9,5-16)</p>
<p>NOTICE</p> <p>Laura H. G. O’Sullivan, et al., Substitute Trustees</p> <p>Plaintiffs</p> <p>vs.</p> <p>Emmett Fiawoo</p> <p>Defendant</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 12-36910</p> <p>ORDERED, this 23rd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9101 Duvall Road, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of May, 2013, 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 23rd day of May, 2013, next.</p> <p>The report states the amount of sale to be \$71,350.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106478</u> (5-2,5-9,5-16)</p>	<p>NOTICE</p> <p>Laura H. G. O’Sullivan, et al., Substitute Trustees</p> <p>Plaintiffs</p> <p>vs.</p> <p>Compass Properties, Inc. c/o CSC Lawyers Incorporating Service Company, Resident Agent 7 St. Paul Street, Suite 1660 Baltimore, MD 21202</p> <p>Plaintiff</p> <p>v.</p> <p>Prince George’s County, Maryland SERVE ON: Andree Green, County Attorney 14735 Main Street Upper Marlboro, MD 20772</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 13-11262</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.</p> <p>The Complaint states, among other things, that the amount necessary for redemption have not been paid, although more than six months from the date of sale has expired.</p> <p>It is thereupon this 6th day of May, 2013, 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 successive weeks, warning all persons interested in the said property to be and appear in this Court by the 31st day of May, 2013, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Judgment will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title free and clear of all encumbrances.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106547</u> (5-9,5-16,5-23)</p>
<p>NOTICE</p> <p>Laura H. G. O’Sullivan, et al., Substitute Trustees</p> <p>Plaintiffs</p> <p>vs.</p> <p>James Alice Gutierrez and William Edward Roberts</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. CAE 12-38679</p> <p>Notice is hereby given this 22nd day of April, 2013, 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 22nd day of May, 2013, 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 22nd day of May, 2013.</p> <p>The Report of Sale states the amount of the foreclosure sale price to be \$231,455.99. The property sold herein is known as 4136 Silver Park Terrace a/k/a, 4136 Silver Park Terrace, Suitland, MD 20746.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106466</u> (5-2,5-9,5-16)</p>	<p>NOTICE</p> <p>Deborah Jackson and James A. Nesbitt</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 13-02294</p> <p>ORDERED, this 22nd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9041 Hardesty Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of May, 2013, 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 22nd day of May, 2013, next.</p> <p>The report states the amount of sale to be \$187,000.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106467</u> (5-2,5-9,5-16)</p>

<p>NOTICE</p> <p>Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204</p> <p>Substitute Trustees, Plaintiffs</p> <p>vs.</p> <p>Willie Haynes Gwendolyn Haynes 4136 Silver Park Terrace a/k/a 4136 Silver Park Terrace Suitland, MD 20746</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. CAE 12-38679</p> <p>Notice is hereby given this 22nd day of April, 2013, 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 22nd day of May, 2013, 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 22nd day of May, 2013.</p> <p>The Report of Sale states the amount of the foreclosure sale price to be \$231,455.99. The property sold herein is known as 4136 Silver Park Terrace a/k/a, 4136 Silver Park Terrace, Suitland, MD 20746.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106466</u> (5-2,5-9,5-16)</p>	<p>NOTICE</p> <p>Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204</p> <p>Substitute Trustees, Plaintiffs</p> <p>vs.</p> <p>William Hernandez, Personal Representative for the Estate of Louis Ralph Hernandez 15007 Newcomb Lane Bowie, MD 20716</p> <p>Defendant</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. CAE 13-03916</p> <p>Notice is hereby given this 24th day of April, 2013, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of May, 2013, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 24th day of May, 2013.</p> <p>The Report of Sale states the amount of the foreclosure sale price to be \$165,000.00. The property sold herein is known as 15007 Newcomb Lane, Bowie, MD 20716.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106486</u> (5-2,5-9,5-16)</p>
<p>NOTICE</p> <p>Laura H. G. O’Sullivan, et al., Substitute Trustees</p> <p>Plaintiffs</p> <p>vs.</p> <p>Emmett Fiawoo</p> <p>Defendant</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 12-36910</p> <p>ORDERED, this 23rd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9101 Duvall Road, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of May, 2013, 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 23rd day of May, 2013, next.</p> <p>The report states the amount of sale to be \$71,350.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106478</u> (5-2,5-9,5-16)</p>	<p>NOTICE</p> <p>Laura H. G. O’Sullivan, et al., Substitute Trustees</p> <p>Plaintiffs</p> <p>vs.</p> <p>Compass Properties, Inc. c/o CSC Lawyers Incorporating Service Company, Resident Agent 7 St. Paul Street, Suite 1660 Baltimore, MD 21202</p> <p>Plaintiff</p> <p>v.</p> <p>Prince George’s County, Maryland SERVE ON: Andree Green, County Attorney 14735 Main Street Upper Marlboro, MD 20772</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 13-11262</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.</p> <p>The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six months from the date of sale has expired.</p> <p>It is thereupon this 6th day of May, 2013, 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 successive weeks, warning all persons interested in the said property to be and appear in this Court by the 31st day of May, 2013, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Judgment will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title free and clear of all encumbrances.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106546</u> (5-9,5-16,5-23)</p>

LEGALS
<p>NOTICE</p> <p>Laura H. G. O’Sullivan, et al., Substitute Trustees</p> <p>Plaintiffs</p> <p>vs.</p> <p>James Alice Gutierrez and William Edward Roberts</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 12-36668</p> <p>ORDERED, this 22nd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 11384 Cherry Hill, Unit 102, Beltsville, Maryland 20705 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 22nd day of May, 2013, 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 22nd day of May, 2013, next.</p> <p>The report states the amount of sale to be \$54,000.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106468</u> (5-2,5-9,5-16)</p>
<p>NOTICE</p> <p>Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814</p> <p>Substitute Trustees Plaintiffs</p> <p>vs.</p> <p>MARIA WADE 4823 Norfolk Court Suitland, MD 20746</p> <p>Defendant(s)</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 12-32440</p> <p>Notice is hereby given this 17th day of April, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4823 Norfolk Court, Suitland, MD 20746 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 17th day of May, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of May, 2013.</p> <p>The report states the purchase price at the Foreclosure sale to be \$161,500.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106402</u> (4-25,5-2,5-9)</p>
<p>NOTICE</p> <p>Deborah Jackson and James A. Nesbitt</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 13-02294</p> <p>ORDERED, this 22nd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9041 Hardesty Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of May, 2013, 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 22nd day of May, 2013, next.</p> <p>The report states the amount of sale to be \$187,000.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106467</u> (5-2,5-9,5-16)</p>
<p>NOTICE</p> <p>Laura H. G. O’Sullivan, et al., Substitute Trustees</p> <p>Plaintiffs</p> <p>vs.</p> <p>Emmett Fiawoo</p> <p>Defendant</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 12-36910</p> <p>ORDERED, this 23rd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9101 Duvall Road, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of May, 2013, 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 23rd day of May, 2013, next.</p> <p>The report states the amount of sale to be \$71,350.00.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106478</u> (5-2,5-9,5-16)</p>

The Prince George’s Post Newspaper

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LEGALS
<p>ORDER OF PUBLICATION</p> <p>FLORIDA ON THE POTOMAC, LLC 14416 Old Mill Road, Suite 201 Upper Marlboro, MD 20772</p> <p>Plaintiff</p> <p>v.</p> <p>MICHAEL A. CARNOCK, JR. 5840 Banneker Rd., Suite 110 Columbia, MD 21044-3103</p> <p>and</p> <p>PNC BANK, NATIONAL ASSOCIATION 249 Fifth Avenue One PNC Plaza Pittsburgh, PA 15222-2707</p> <p>Serve: CSC-Lawyers Incorporating Service Company 7 St. Paul Street, Suite 1660 Baltimore, MD 21202</p> <p>and</p> <p>MICHAEL D. NORD, TRUSTEE Gebhardt & Smith, LLP One South Street, Suite 2200 Baltimore, MD 21202-3281</p> <p>and</p> <p>MICHAEL C. BOLESTA, TRUSTEE Gebhardt & Smith, LLP One South Street, Suite 2200 Baltimore, MD 21202-3281</p> <p>and</p> <p>PRINCE GEORGE’S COUNTY, MARYLAND A Body Corporate and Politic c/o Treasury Division, Room 1090, County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772</p> <p>and any and all persons that have or claim to have any interest in the property described as:</p> <p>Map 078, Grid A2, Par. 076, 2.3300 acres, being the property described in a deed recorded in the land records of Prince George’s County at Liber 29661, folio 381 at 17424 Clagett Landing Rd.,</p> <p>said property being in the 7th Election District and assessed to Michael A. Carnock, Jr. under Account 07-3951241,</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland CAE 13-11477</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County to the Plaintiff in this proceeding.</p> <p>The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.</p> <p>It is thereupon this 29th day of April, 2013, 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 a general circulation in Prince George’s County, Maryland, once a week for three successive weeks, on or before the 24th day of May, 2013, warning all persons interested in the said property to be and appear in this Court by the 2nd day of July, 2013, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106545</u> (5-9,5-16,5-23)</p>
<p>ORDER OF PUBLICATION</p> <p>FLORIDA ON THE POTOMAC, LLC 14416 Old Mill Road, Suite 201 Upper Marlboro, MD 20772</p> <p>Plaintiff</p> <p>v.</p> <p>MICHAEL A. CARNOCK 5840 Banneker Rd., Suite 110 Columbia, MD 21044-3103</p> <p>and</p> <p>PNC BANK, NATIONAL ASSOCIATION 249 Fifth Avenue One PNC Plaza Pittsburgh, PA 15222-2707</p> <p>Serve: CSC-Lawyers Incorporating Service Company 7 St. Paul Street, Suite 1660 Baltimore, MD 21202</p> <p>and</p> <p>MICHAEL D. NORD, TRUSTEE Gebhardt & Smith, LLP One South Street, Suite 2200 Baltimore, MD 21202-3281</p> <p>and</p> <p>MICHAEL C. BOLESTA, TRUSTEE Gebhardt & Smith, LLP One South Street, Suite 2200 Baltimore, MD 21202-3281</p> <p>and</p> <p>PRINCE GEORGE’S COUNTY, MARYLAND A Body Corporate and Politic c/o Treasury Division, Room 1090, County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772</p> <p>and any and all persons that have or claim to have any interest in the property described as:</p> <p>Map 078, Grid A2, Par. 072, 2.8800 acres, being the property described in a deed recorded in the land records of Prince George’s County at Liber 29661, folio 317 at 17414 Clagett Landing Rd.,</p> <p>said property being in the 7th Election District and assessed to Michael A. Carnock under Account 07-3951209,</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland CAE 13-11476</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County to the Plaintiff in this proceeding.</p> <p>The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.</p> <p>It is thereupon this 29th day of April, 2013, 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 a general circulation in Prince George’s County, Maryland, once a week for three successive weeks, on or before the 24th day of May, 2013, warning all persons interested in the said property to be and appear in this Court by the 2nd day of July, 2013, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106544</u> (5-9,5-16,5-23)</p>

LEGALS
<p>ORDER OF PUBLICATION</p> <p>Steven Johnson 4601 Scottsdale Place Waldorf, MD 20602</p> <p>Plaintiff</p> <p>v.</p> <p>Compass Properties, Inc. c/o CSC Lawyers Incorporating Service Company, Resident Agent 7 St. Paul Street, Suite 1660 Baltimore, MD 21202</p> <p>Plaintiff</p> <p>v.</p> <p>Prince George’s County, Maryland SERVE ON: Andree Green, County Attorney 14735 Main Street Upper Marlboro, MD 20772</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 13-11262</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.</p> <p>The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six months from the date of sale has expired.</p> <p>It is thereupon this 6th day of May, 2013, 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) consecutive weeks, on or before the 31st day of May, 2013, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 9th day of July, 2013, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a titl in fee simple or leasehold, free and clear of all encumbrances.</p> <p>The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.</p> <p>MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Marilynn M. Bland, Clerk</p> <p><u>106530</u> (5-9,5-16,5-23)</p>
<p>SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS</p> <p>TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM B COOK</p> <p>Notice is given that Jacqualyn D. Cook whose address is 8503 Greenbelt Rd, #T2, Greenbelt, MD 20770 was on April 29, 2013 appointed personal representative of the small estate of William B. Cook who died on May 2, 2012 without a will.</p> <p>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.</p> <p>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.</p> <p>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:</p> <p>(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</p> <p>(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 claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.</p> <p>Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.</p> <p>JACQUALYN D. COOK Personal Representative</p> <p>CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20772</p> <p>Estate No. 93119 <u>106564</u> (5-9)</p>

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**6331 KINSEY TERR.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Jimoh Alimi a/k/a Jimoh Adepoju Adebayo dated November 23, 2004 and recorded in Liber 21724, Folio 292 among the Land Records of Prince George's Co., MD, with an original principal balance of \$397,600.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:15 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$50,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106520 (5-9,5-16,5-23)

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**1116 IAGO AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Marguerite Bell dated May 25, 2007 and recorded in Liber 31456, Folio 389 among the Land Records of Prince George's Co., MD, with an original principal balance of \$198,000.00 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$25,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106522 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**4007 OGLETHORPE ST.
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Lynwood E. Baggett dated July 13, 1999 and recorded in Liber 13236, Folio 307 among the Land Records of Prince George's Co., MD, with an original principal balance of \$121,387.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$11,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106521 (5-9,5-16,5-23)

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**5801 SIR GALAHAD RD.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Louis Delahaye a/k/a Louis H. Delahaye and Shirelle J. Delahaye a/k/a Shirelle A. Jordan dated March 11, 2006 and recorded in Liber 25139, Folio 433 among the Land Records of Prince George's Co., MD, with an original principal balance of \$254,000.00 and an original interest rate of 6.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$25,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106523 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**6416 HORSESHOE RD.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Jacqueline Pascal and Kelvin Pascal dated November 10, 2006 and recorded in Liber 26713, Folio 655 among the Land Records of Prince George's Co., MD, with an original principal balance of \$427,000.00 and an original interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:29 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106449 (5-2,5-9,5-16)

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**2214 SHADYSIDE AVE.
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Michelle C. Kirby and Michael S. Kirby dated June 30, 2006 and recorded in Liber 25619, Folio 344 among the Land Records of Prince George's Co., MD, with an original principal balance of \$228,000.00 and an original interest rate of 3.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:28 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106448 (5-2,5-9,5-16)

THE PRINCE GEORGE'S POST NEWSPAPER

CALL 301-627-0900 FAX 301-627-6260

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**9809 JUNIPER DR.
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Ava Hall-Mattison dated January 4, 2007 and recorded in Liber 26825, Folio 219 among the Land Records of Prince George's Co., MD, with an original principal balance of \$231,000.00 and an original interest rate of 5.250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$28,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106524 (5-9,5-16,5-23)

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**7302 18TH AVE., UNIT #104 A/R/T/A UNIT #4
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Isabel Juana Marin dated March 23, 2006 and recorded in Liber 24912, Folio 79 among the Land Records of Prince George's Co., MD, with an original principal balance of \$112,000.00 and an original interest rate of 7.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:21 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered Four (4), in building lettered "K", in section III, "Riggs Hill 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 \$11,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106526 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**7205 MILL CREEK CT.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Tasha L. Jones dated March 23, 2007 and recorded in Liber 27863, Folio 548 among the Land Records of Prince George's Co., MD, with an original principal balance of \$196,000.00 and an original interest rate of 5.12500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,
Substitute Trustees

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

106525 (5-9,5-16,5-23)

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**8677 GREENBELT RD., UNIT #T2
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Lloyd McCoy, Jr. dated April 6, 2005 and recorded in Liber 22249, Folio 559 among the Land Records of Prince George's Co., MD, with an original principal balance of \$94,500.00 and an original interest rate of 3.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:22 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 8677-T-2 in a Condominium known as "Chelsea Woods Courts Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$10,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,
Substitute Trustees

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

106527 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**13101 MARTHAS CHOICE CIR.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Edmond E. Yougha and Dawn B. Yougha dated July 5, 2005 and recorded in Liber 22755, Folio 274 among the Land Records of Prince George's Co., MD, with an original principal balance of \$440,000.00 and an original interest rate of 6.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:31 AM

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

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

Terms of Sale: A deposit of \$46,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106451 (5-2,5-9,5-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
4326 Applegate Lane, Unit 4, Suitland, Maryland 20746**

By virtue of the power and authority contained in a Deed of Trust from Joseph Mayes and Nikita C Mayes, dated January 23, 2009, and recorded in Liber 30338 at folio 591 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, on

**MAY 21, 2013
AT 9:00 AM**

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

SITUATED IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

BEING KNOWN AND DESIGNATED AS UNIT FOUR (4), BUILDING 17, PHASE 17, APPLGATE CONDOMINIUM AS SET FORTH IN A DECLARATION OF CONDOMINIUM DATED AUGUST 30, 1994 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 10170, FOLIO 571, ET. SEQ. AND ANY AND ALL AMENDMENTS THERETO, SPECIFICALLY, AN AMENDMENT AND SUPPLEMENT TO DECLARATION OF APPLGATE, A CONDOMINIUM, TO INCLUDE PHASE 17, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 1247, PAGE 1, AND AS SHOWN ON CONDOMINIUM PLATS ENTITLED "CONDOMINIUM PLAT PHASE 17, APPLGATE", RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN CONDOMINIUM PLAT BOOK VJ. 184 AT PLAT 47 AND 48.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106442 (5-2,5-9,5-16)

THE PRINCE GEORGE'S
POST NEWSPAPER

Call 301-627-0900 Fax 301-627-6260

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

7678 MANDAN ROAD
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Edward L. Barnett and Kyong C. Barnett, dated June 3, 2008 and recorded in Liber 29844, Folio 70 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$227,500.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 14, 2013 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, 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.

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 legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204

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

106376 (4-25,5-2,5-9)

LEGALS

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

IN THE MATTER OF A
PETITION FOR ADOPTION OF
A MINOR CHILD

Adoption No: CAA12-23739

NOTICE TO BIRTH
FATHER

To: LUIS JESUS NAVARRO: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA12-23739. All persons who believe themselves to be a parent of a male child born on October 7, 1996, in Washington, D.C., to ELOISA ISABEL ARTEAGA, birth date May 24 ,1967, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County, Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

106566 (5-9)

LEGAL
ADVERTISING
Call 301-627-0900

NOTICE

IN THE MATTER OF:
Osaigbovo John Omoruyi Igbinosun

FOR THE CHANGE OF
NAME TO:
John Osaigbovo Omoruyi Igbinosa

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 13-11650**

A Petition has been filed to change the name of Osaigbovo John Omoruyi Igbinosun to John Osaigbovo Omoruyi Igbinosa.

The latest day by which an objection to the Petition may be filed is May 27, 2013.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland

106552 (5-9)

Marilyn Cain Gordon
7603 Georgia Ave., N.W. Ste 304
Washington, DC 20012
202-723-8600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIMOTHY R. ALSTON

Notice is given that Tawana Nottingham whose address is 4305 Broken Arrow Ct, Clinton, MD 20735 was on April 29, 2013 appointed personal representative of the small estate of Timothy R. Alston who died on September 30, 2012 without a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal 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 claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.

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

TAWANA NOTTINGHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772

106563 (5-9)

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

6203 DAVIS BOULEVARD
SUITLAND, MD 27046

Under a power of sale contained in a certain Deed of Trust from Thomasina Mobley and Jeron K. McCloud, dated August 10, 2007 and recorded in Liber 28491, Folio 192 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original interest rate of 8.900%, 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 **MAY 14, 2013 AT 11:00 AM.**

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

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

Terms of Sale: 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. 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. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, 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.

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 legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. 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. 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, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

106377 (4-25,5-2,5-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
4701 Rollingdale Way, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Angela R Scott aka Angela R Cross-Scott, dated June 20, 2006, and recorded in Liber 25561 at folio 660 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, on

**MAY 28, 2013
AT 9:00 AM**

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

LOT NUMBERED 83, AS SHOWN ON THAT PLAT OF SUBDIVISION ENTITLED, "PLAT TWO, CORAL HILLS TOWNHOUSES", WHICH PLAT OF SUBDIVISION IS DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 163 AT PLAT NO. 68; BEING LOCATED IN THE 6TH ELECTION DISTRICT. THE IMPROVEMENTS THEREON BEING KNOWN AS: 4701 ROLLING DALE WAY, CAPITOL HEIGHTS, MARYLAND 20743.

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 \$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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106509 (5-9,5-16,5-23)

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

9350 DARCY ROAD
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Mary E. McMillian, dated June 3, 2011 and recorded in Liber 32781, Folio 395 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$196,596.00, and an original interest rate of 5.250%, 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 **MAY 14, 2013 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvement 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.

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

Terms of Sale: A deposit of \$23,000.00 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. 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. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, 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.

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 legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. 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. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204

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

106378 (4-25,5-2,5-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSA LEWIS JEFFERSON

Notice is given that Jay M Jefferson whose address is 3302 25th Ave, Temple Hills, MD 20748 and Justin L Jefferson whose address is 31 McKinley Dr, Newport News, VA 23608 was on April 30, 2013 appointed co-personal representatives of the small estate of Rosa Lewis Jefferson who died on April 5, 2013 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 representatives 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 decedent's death; or

(2) Thirty days after the co-personal representatives 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 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.

JAY M JEFFERSON
JUSTIN L JEFFERSON
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772

106565 (5-9)

THE PRINCE
GEORGE'S

POST

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Editorials &

Calendar

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Have a Safe

Weekend

Remember,

Don't

Drink

Alcohol and

Drive!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
8903 2nd Street, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Awah M Muma, dated August 31, 2004, and recorded in Liber 22744 at folio 383 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, on

MAY 14, 2013
AT 9:04 AM

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

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 221 IN A SUBDIVISION KNOWN AS PRINCESS GARDENS AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 117 AT PLAT 33 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

BEING THE SAME PROPERTY AS CONVEYED IN A DEED DATED SEPTEMBER 16, 2003, BY EMMANUEL KUTI AND ESEROGHEN KUTI UNTO AWAH M. MUMA, RECORDED AMONG THE LAND RECORDS OF THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, IN LIBER NO. 18246, FOLIO 14.

THE IMPROVEMENTS THEREON BEING KNOWN AS 8903 2ND STREET, LANHAM, MD 20706

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106379 (4-25,5-2,5-9)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
8114 Allendale Drive, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Melody A Rose, dated July 11, 2008, and recorded in Liber 29930 at folio 066 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, on

MAY 14, 2013
AT 9:12 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED ELEVEN (11) IN BLOCK LETTERED "O", IN THE SUBDIVISION KNOWN AS "SECTION TWO, PALMER PARK", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 24 AT PLAT 91, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106389 (4-25,5-2,5-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
3908 Alton Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Favio Flores, dated March 27, 2007, and recorded in Liber 27789 at folio 309 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, on

MAY 14, 2013
AT 9:10 AM

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

LOTS NUMBERED TEN (10), ELEVEN (11), TWELVE (12) AND THE NORTHERLY 15 FEET OF LOT NUMBERED NINE (9) ADJOINING LOT NUMBERED TEN (10) BY THE FULL DEPTH THEREOF, IN BLOCK NUMBERED FIFTEEN (15), IN THE SUBDIVISION KNOWN AS "BOULEVARD HEIGHTS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK A AT PLAT 80.

SAID PROPERTY BEING LOCATED IN THE 6TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106384 (4-25,5-2,5-9)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
6300 Woodley Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Luke Okoli, dated January 18, 2007, and recorded in Liber 27148 at folio 650 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, on

MAY 14, 2013
AT 9:02 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED THIRTY-EIGHT (38), IN THE SUBDIVISION KNOWN AS, "TWINKLING ACRES," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK BB 10 AT PLAT 52.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106390 (4-25,5-2,5-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
5108 Armand Avenue, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Latia M Perry, dated April 29, 2010, and recorded in Liber 31673 at folio 622 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

MAY 14, 2013
AT 9:01 AM

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

BEING KNOWN AND DESIGNATED AS LOT 11 IN BLOCK C IN A SUBDIVISION KNOWN AS "ANDREWS MANOR", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW42 AT PLAT 52 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PREMISES BEING KNOWN AS 5108 ARMAND AVENUE, SUITLAND, MARYLAND 20746

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106380 (4-25,5-2,5-9)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
12805 Greenes Promise Court, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Ulysses Manley and Barbara Manley, dated June 22, 2007, and recorded in Liber 28257 at folio 049 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, on

MAY 14, 2013
AT 9:05 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO.7, BLOCK BB, AS SHOWN ON A PLAT ENTITLED, "PLAT SEVEN, PHASE D, LOTS 1 THRU 10, BLOCK 'BB', FAIRWOOD," WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NO. 201, PAGE 28. BEING THE FEE SIMPLE PROPERTY WHICH, BY DEED DATED JUNE 30, 2005, AND RECORDED IN THE LAND RECORDS OF THE COUNTY OF PRINCE GEORGE'S, MARYLAND, ON AUGUST 30, 2005, IN LIBER 22859, FOLIO 180, WAS GRANTED AND CONVEYED BY WILLIAMSBURG GROUP, LLC UNTO ULYSSES V MANLEY AND BARBARA GETHERS-MANLEY. AND BEING THE FEE SIMPLE PROPERTY WHICH, BY DEED DATED NOVEMBER 24, 2004, AND RECORDED IN THE LAND RECORDS OF THE COUNTY OF PRINCE GEORGE'S, MARYLAND, ON JANUARY 20, 2005, IN LIBER 21192, FOLIO 39, WAS GRANTED AND CONVEYED BY ROUSE-FAIRWOOD DEVELOPMENT LIMITED PARTNERSHIP UNTO WILLIAMSBURG GROUP, LLC.

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 \$65,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106387 (4-25,5-2,5-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
8136 Mandan Terrace, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Jaria Nansamba, dated July 1, 2005, and recorded in Liber 23741 at folio 578 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, on

MAY 21, 2013
AT 9:09 AM

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

BEING KNOWN AND DESIGNATED AS LOT 57 AS SHOWN ON THE PLAT ENTITLED PLAT ONE, GREEN HOLLY WOODS, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 119 AT PLAT 52. BEING IN THE 21ST ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106433 (5-2,5-9,5-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
2404 Amherst Road, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Alphonso Walker and Novella L. Walker, dated July 13, 2009, and recorded in Liber 30863 at folio 374 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, on

MAY 28, 2013
AT 9:01 AM

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

LOT NUMBERED ONE (1) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "SECTION 1, PARKSIDE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 19 AT PLAT NO. 58 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106510 (5-9,5-16,5-23)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7047 Palamar Turn, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Robin Green-Calloway, dated July 13, 2007, and recorded in Liber 28345 at folio 368 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, on

MAY 28, 2013
AT 9:04 AM

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

LOT NUMBERED TWO HUNDRED FORTY-THREE (243) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT FIVE, WOODSTREAM VILLAGE," AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 104 AT PLAT 8, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106511 (5-9,5-16,5-23)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
6908 Storch Circle, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Jacqueline T Vincent, dated April 22, 2004, and recorded in Liber 19597 at folio 282 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, on

MAY 28, 2013
AT 9:10 AM

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

LOT NUMBERED OF HUNDRED NINE (109) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "PLAT THREE, WOODSTAEAM EAST", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 107 AT PLA.T NO.8.

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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106517 (5-9,5-16,5-23)

The Prince
George’s Post
Call 301-627-0900
or
Fax 301-627-6260
Have a Very Safe
Weekend
And Remember,
Don’t Drink and
Drive!

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**6011 EMERSON ST., UNIT #308
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust from Jebel Aba-Mecha dated July 19, 2004 and recorded in Liber 22393, Folio 207 among the Land Records of Prince George's Co., MD, with an original principal balance of \$42,400.00 and an original interest rate of 3.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:32 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Number 308 in the condominium known as Country Club Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106462 (5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**904 FLORES ST.
CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Deborah A. Bowens dated February 14, 2008 and recorded in Liber 29438, Folio 554 among the Land Records of Prince George's Co., MD, with an original principal balance of \$205,000.00 and an original interest rate of 3.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:33 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,
Substitute Trustees

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

106461 (5-2,5-9,5-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

**7601 Fountainebleau Drive, Unit 2301,
New Carrollton, Maryland 20784**

By virtue of the power and authority contained in a Deed of Trust from Courtney R Everett, dated November 30, 2007, and recorded in Liber 29452 at folio 199 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, on

**MAY 21, 2013
AT 9:06 AM**

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

UNIT NUMBER 2301 IN FRENCHMANS CREEK CONDOMINIUM AS DEFINED AND SET FORTH IN DECLARATION OF CONDOMINIUM DATED APRIL 30, 1982 AND RECORDED MAY 12, 1982 IN LIBER 5530 AT FOLIO 570 AND DELINEATED ON PLAT OF CONDOMINIUM SUBDIVISION RECORDED IN CONDOMINIUM PLAT BOOK NLP 113 AT CONDOMINIUM PLATS 35 THRU 41, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED JULY 21, 1982 IN LIBER 5556 AT FOLIO 782 AND EXPANSION PLAT RECORDED IN PLAT BOOK NLP 114 AT PLATS 1 THRU 5 INCLUSIVE, AND BY SECOND AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED AUGUST 23, 1982 IN LIBER 5570 AT FOLIO 157 IN PLAT BOOK NLP 114 AT PLATS 22 THRU 26, INCLUSIVE, AND BY THIRD AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED SEPTEMBER 23, 1982, IN LIBER 5583 AT FOLIO 283 IN PLAT BOOK NLP 114 AT PLATS 49 THRU 52, INCLUSIVE, AND BY FOURTH AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED JANUARY 27, 1983 IN LIBER 5636 AT FOLIO 154 IN PLAT BOOK NLP 115 AT PLATS 50 THRU 52, INCLUSIVE, AND BY SIXTH AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED MARCH 17, 1983 IN LIBER 5659 AT FOLIO 441 IN PLAT BOOK NLP 115 AT PLATS 81 THRU 85, INCLUSIVE, AND BY SEVENTH AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED APRIL 13, 1983 IN LIBER 5672 AT FOLIO 874 IN PLAT BOOK NLP 116 AT PLATS 3 THRU 9, INCLUSIVE, AND BY EIGHTH AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED MAY 18, 1983 IN LIBER 5690 AT FOLIO 468 IN PLAT BOOK NLP 116 AT PLATS 46 THRU 50, INCLUSIVE, AND BY NINTH AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED JUNE 14, 1983 IN LIBER 5704 AT FOLIO 401 IN PLAT BOOK NLP 116 AT PLATS 70 THRU 73, INCLUSIVE, AND BY TENTH AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED JULY 14, 1983 IN LIBER 5722 AT FOLIO 26 IN PLAT BOOK NLP 117 AT PLATS 1 THRU 6, INCLUSIVE, AND BY ELEVENTH AMENDMENT TO DECLARATION OF FRENCHMANS CREEK CONDOMINIUM RECORDED AUGUST 15, 1983 IN LIBER 5739 AT FOLIO 836 IN PLAT BOOK NLP 117 AT PLATS 34 THRU 41, INCLUSIVE. THE IMPROVEMENTS THEREON BEING KNOWN AS 7601 FOUNTAINEBLEAU DRIVE, #2301, NEW CARROLLTON, MARYLAND 20784.

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 \$8,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106437 (5-2,5-9,5-16)

SUMMARY NOTICE OF SALE

PRINCE GEORGE'S COUNTY, MARYLAND

\$216,650,000*
General Obligation
Consolidated Public Improvement Bonds,
Series 2013C
(the "Bonds")

Prince George's County, Maryland (the "County") intends to receive separate electronic proposals via BiDCOMP/PARITY at the offices of the County Executive, Suite 3200, 3rd Floor, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 on:

Tuesday, May 21, 2013

until 11:00 a.m., prevailing Eastern Time, for the purchase of the above-referenced Bonds of the County. The Bonds are all dated the date of issuance, all bearing interest payable on February 1, 2014, and semiannually thereafter on February 1 and August 1 until maturity or earlier redemption. All proposals must be submitted through BiDCOMP/PARITY. Bids will be accepted pursuant to the official Notice of Sale for the Bonds referenced below.

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day or days as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the official Notice of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY (www.i-dealprospectus.com).

In addition, notice of any day, other than Tuesday, May 21, 2013, for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY (www.i-dealprospectus.com).

The official Notice of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds, may be obtained at www.i-dealprospectus.com or from the County's Financial Advisor: Public Advisory Consultants, Inc., 25 Crossroads Drive, Suite 402, Owings Mills, Maryland 21117, (410) 581-4820.

PRINCE GEORGE'S COUNTY, MARYLAND
By Rushern L. Baker, III
County Executive

106559 (5-9,5-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

602 Pine Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Tristan E Cunningham and Sonoka Katsumi, dated August 12, 2011, and recorded in Liber 32917 at folio 346 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, on

**MAY 14, 2013
AT 9:03 AM**

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

LOT NUMBERED SEVENTY-SEVEN (77) IN A SUBDIVISION KNOWN AS "PISCATAWAY HILLS." AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 67 AT PLAT 40 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$27,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106388 (4-25,5-2,5-9)

THE
PRINCE
GEORGE'S
POST

Call 301-627-0900

Fax 301-627-6260

Your
Newspaper of
Legal Record

COUNTY COUNCIL HEARING

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

**TUESDAY, MAY 14, 2013
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

10:30 A.M.

Notice is hereby given that on Tuesday, May 14, 2013 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-31-2013 - A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving the lease of certain improvements by Prince George's County.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Andrea C. Harrison, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

106490 (5-2,5-9)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

7409 ALLENTOWN RD.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Reginald Moffitt and Rowena P. Moffitt dated September 18, 2007 and recorded in Liber 28719, Folio 39 among the Land Records of Prince George's Co., MD, with an original principal balance of \$242,900.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$25,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106528(5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

17311 NEWTON CT.
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Leroy Allen Armstead, III and Charlotte L. Armstead dated March 16, 1998 and recorded in Liber 12161, Folio 739 among the Land Records of Prince George's Co., MD, with an original principal balance of \$189,250.00 and an original interest rate of 6.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:15 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106452(5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3704 36TH ST.
MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust from Bernardo Garcia and Javier Ocampo dated April 27, 2007 and recorded in Liber 27741, Folio 127 among the Land Records of Prince George's Co., MD, with an original principal balance of \$236,000.00 and an original interest rate of 6.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$25,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106354(4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

2008 FOXMEADOW WAY
A/R/T/A 2008 FOX MEADOW WAY
BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Ronald R. Pollard a/k/a Ronald Ramon Pollard and Vivian A. Pollard a/k/a Vivian Anita Pollard dated October 27, 2006 and recorded in Liber 26533, Folio 295 among the Land Records of Prince George's Co., MD, with an original principal balance of \$440,000.00 and an original interest rate of 6.50% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:24 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$51,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106529(5-9,5-16,5-23)

LEGALS

McCabe, Weisberg & Conway, LLC

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
8732 Brae Brooke Drive, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Elaine A Hinkle, dated January 24, 2008, and recorded in Liber 29552 at folio 309 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, on

MAY 28, 2013
AT 9:05 AM

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

LOT NUMBERED TWENTY-FOUR (24), IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "CIPRIANO WOODS" AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK WWW 78 AT PLAT NO. 56 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING LOCATED IN THE 21ST ELECTION DISTRICT OF SAID COUNTY. WHICH HAS AN ADDRESS OF 8732 BRAE BROOKE DRIVE, LANHAM, MD 20706.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106512(5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

420 CARMODY HILLS DR.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Cheles Rhynes dated January 12, 2005 and recorded in Liber 21531, Folio 206 among the Land Records of Prince George's Co., MD, with an original principal balance of \$106,320.00 and an original interest rate of 7.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$11,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,
Substitute Trustees

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

106531(5-9,5-16,5-23)

THE PRINCE GEORGE'S POST

Call 301-627-0900 * Fax 301-627-6260

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**3402 NORTHSHIRE LA.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Laurie J. Gauf and Ricardo E. Gauf dated August 22, 2005 and recorded in Liber 23828, Folio 741 among the Land Records of Prince George's Co., MD, with an original principal balance of \$221,250.00 and an original interest rate of 6.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:18 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106355 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**6412 KIJPLING PKWY.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Elaine M. Johnson dated January 20, 2006 and recorded in Liber 24491, Folio 129 among the Land Records of Prince George's Co., MD, with an original principal balance of \$200,000.00 and an original interest rate of 5.99200% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:22 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106358 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**6010 MUSTANG DR.
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Jephthah G. Hall and Herma Y. Powell dated October 24, 2006 and recorded in Liber 26506, Folio 580 among the Land Records of Prince George's Co., MD, with an original principal balance of \$284,000.00 and an original interest rate of 7.250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106356 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**5855 HIL MAR DR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Jocelyn E. Labisi dated August 1, 2005 and recorded in Liber 23057, Folio 137 among the Land Records of Prince George's Co., MD, with an original principal balance of \$180,000.00 and an original interest rate of 3.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:23 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106359 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**10117 PRINCE PL., UNIT #203-2B
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Lisa R. Henderson dated November 30, 1993 and recorded in Liber 9243, Folio 536 among the Land Records of Prince George's Co., MD, with an original principal balance of \$65,850.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:21 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any building or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered Two Hundred Three-Two-B (203-2B) in a condominium known as "Treetop 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 \$5,200 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106357 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**12504 HILLANTRAE DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Alvin T. Lide and Delvon V. Lide dated February 2, 2006 and recorded in Liber 31890, Folio 363 among the Land Records of Prince George's Co., MD, with an original principal balance of \$520,000.00 and an original interest rate of 8.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:24 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$71,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106360 (4-25,5-2,5-9)

T H E P R I N C E G E O R G E ' S P O S T

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LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

9217 4TH ST.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Francisco Diaz Amaya and Blanca L. Vega dated April 9, 2007 and recorded in Liber 27641, Folio 456 among the Land Records of Prince George's Co., MD, with an original principal balance of \$299,200.00 and an original interest rate of 6.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$30,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106443

(5-2-5-9,5-16)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

14400 DARREN CT.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Stephen A. Carroll and Kendra M. Carroll dated July 31, 2006 and recorded in Liber 26136, Folio 419 among the Land Records of Prince George's Co., MD, with an original principal balance of \$816,000.00 and an original interest rate of 7.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:24 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$82,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106444

(5-2-5-9,5-16)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

11018 MARY DIGGES PL.
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Gaston Doumergue Dongmo-Tsague and Yvette Nadine Maponjou dated March 10, 2006 and recorded in Liber 24799, Folio 393 among the Land Records of Prince George's Co., MD, with an original principal balance of \$266,400.00 and an original interest rate of 4.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:25 AM

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

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

Terms of Sale: A deposit of \$28,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,
Substitute Trustees

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

106445

(5-2-5-9,5-16)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

6608 22ND PL.
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Othello V. Jefferson and Lucinda E. Jefferson dated May 9, 2001 and recorded in Liber 14751, Folio 215 among the Land Records of Prince George's Co., MD, with an original principal balance of \$139,800.00 and an original interest rate of 6.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$13,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106447

(5-2-5-9,5-16)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

321 JO DR.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Fatmata B. Jalloh and Ahmed Bah dated September 28, 2005 and recorded in Liber 23561, Folio 377 among the Land Records of Prince George's Co., MD, with an original principal balance of \$344,400.00 and an original interest rate of 4.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$37,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106446

(5-2-5-9,5-16)

LEGALS

McCabe, Weisberg & Conway, LLC

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
11302 Old Cistern Lane, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Kevin A Cofer, dated July 18, 2008, and recorded in Liber 29891 at folio 226 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, on

MAY 21, 2013
AT 9:01 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED SEVENTEEN (17), BLOCK "D", AS SHOWN ON A PLAT ENTITLED, "PLAT SIX, LOTS 15-21, 27, & 28, BLOCK "B" LOTS 1-2 & 16-18, BLOCK "D", LOTS 1-3, 8 AND 9, BLOCK "E", SNOWDEN POND AT MONTPELIER", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ. 165, PLAT NO. 98.

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 \$48,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106441

(5-2-5-9,5-16)

THE PRINCE GEORGE'S POST

Call 301-627-0900 Fax 301-627-6260

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**1201 BUCHANAN CIR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Wendell R. Barnes dated December 22, 2005 and recorded in Liber 27759, Folio 459 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$275,529.30 and an original interest rate of 7.8900% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$28,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106453 (5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**1009 CHILLUM RD., UNIT #320
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Darlene Y. Davis and Brian Turner dated December 12, 2006 and recorded in Liber 27937, Folio 232 among the Land Records of Prince George's Co., MD, with an original principal balance of \$82,710.00 and an original interest rate of 8.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:18 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 320, of Land Unit 3, in a Horizontal Condominium Regime entitled The Fairmont 1009 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 \$8,200 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,
Substitute Trustees

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

106455 (5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**14069 VISTA DR., UNIT #122 A/R/T/A UNIT #122-B
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Clarice A. Rinker dated November 27, 2009 and recorded in Liber 31343, Folio 488 among the Land Records of Prince George's Co., MD, with an original principal balance of \$144,827.00 and an original interest rate of 4.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:27 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 122, Building K, Phase X, of the Vistas at Laurel Lake and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106532 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**1108 GONDAR AVE.
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Francine E. Stewart dated December 21, 2004 and recorded in Liber 21775, Folio 95 among the Land Records of Prince George's Co., MD, with an original principal balance of \$153,000.00 and an original interest rate of 7.60000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:29 AM

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

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

Terms of Sale: A deposit of \$16,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,
Substitute Trustees

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

106534 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**6923 17TH AVE.
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Jose V. Romero dated March 20, 2007 and recorded in Liber 27625, Folio 223 among the Land Records of Prince George's Co., MD, with an original principal balance of \$195,000.00 and an original interest rate of 6.50% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:28 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106533 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

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

**8412 20TH AVE.
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Daniel A. Villanueva dated April 28, 2006 and recorded in Liber 25205, Folio 302 among the Land Records of Prince George's Co., MD, with an original principal balance of \$336,000.00 and an original interest rate of 2.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$43,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106535 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**8807 CLAYTON LA.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Lloyd Grant a/k/a Lloyd Charles Grant, Jr. and Mitra Grant dated April 18, 2006 and recorded in Liber 25013, Folio 384 among the Land Records of Prince George's Co., MD, with an original principal balance of \$153,000.00 and an original interest rate of 4.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106457 (5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**6701 NORTHGATE PKWY.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from George G. Dennis dated June 21, 2006 and recorded in Liber 25428, Folio 741 among the Land Records of Prince George's Co., MD, with an original principal balance of \$324,000.00 and an original interest rate of 4.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:15 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$38,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106352 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**4210 TORQUE ST.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Helen Fielding, dated February 12, 2008 and recorded in Liber 29422, Folio 283 among the Land Records of Prince George's Co., MD, with an original principal balance of \$427,500.00 and an original interest rate of 0.0117% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:19 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106456 (5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**7204 GLENRIDGE DR.
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Obilio Fuentes dated November 30, 2006 and recorded in Liber 26953, Folio 64 among the Land Records of Prince George's Co., MD, with an original principal balance of \$168,000.00 and an original interest rate of 7.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:16 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106353 (4-25,5-2,5-9)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**16608 BEALLE HILL RD.
A/R/T/A 16608 BEALE HILL RD.
WALDORF, MD 20601**

Under a power of sale contained in a certain Deed of Trust from Robert T. Ward and Geraldine V. Ward dated June 11, 2003 and recorded in Liber 17608, Folio 88 among the Land Records of Prince George's Co., MD, with an original principal balance of \$168,000.00 and an original interest rate of 5.250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106536 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**5635 ONSLOW WAY
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Shenandoah E. Young a/k/a Shenandoah Earl Young dated January 10, 2008 and recorded in Liber 29268, Folio 342 among the Land Records of Prince George's Co., MD, with an original principal balance of \$188,000.00 and an original interest rate of 6.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:32 AM

ALL THAT LEASEHOLD LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust. The property will be sold subject to an annual ground rent of \$96.

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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106537 (5-9,5-16,5-23)

LEGALS

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800

Laurel, Maryland 20707

301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

3612 Copperville Way, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from John T. Tolbert aka John Tolbert and Marie H. Tolbert aka Marie Tolbert, dated February 21, 2008, and recorded in Liber 29506 at folio 005 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, on

MAY 28, 2013
AT 9:11 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTERED "N" IN THE SUBDIVISION KNOWN AS "SECTION THREE, STONEGATE", AS PER PLAT RECORDED IN PLAT BOOK NLP 141, PLAT NUMBERED 65, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY. IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 3612 COPPERVILLE WAY, FT. WASHINGTON, MD 20744.

BEING THE SAME PROPERTY CONVEYED BY DEED DATED FEBRUARY 22, 1991 FROM JOY & MORGAN DEVELOPERS, INC. TO JOHN T. TOLBERT AND MARIE H. TOLBERT AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY ON FEBRUARY 27, 1991 AT LIBER NO. 7886, FOLIO 389.

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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106518 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200

Bethesda, MD 20814

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2020 BARLOWE PL.

LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Ignatius Justin and Rose Justin dated August 31, 2007 and recorded in Liber 28674, Folio 149 among the Land Records of Prince George's Co., MD, with an original principal balance of \$172,000.00 and an original interest rate of 7.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:38 AM

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

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

Terms of Sale: A deposit of \$16,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

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

2711 BOONES LANE

DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Willie E. Jordan, dated February 18, 2005 and recorded in Liber 21680, Folio 535 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,275.74, and an original interest rate of 1.670%, 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 **MAY 21, 2013 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$21,000.00 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. 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. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, 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.

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 legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. 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. 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, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

106429 (5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200

Bethesda, MD 20814

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

904 KAREN BLVD.

CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Kerner Long dated July 19, 2007 and recorded in Liber 28354, Folio 25 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$283,239.46 and an original interest rate of 2.150% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 14, 2013 AT 11:39 AM

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

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

Terms of Sale: A deposit of \$28,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

LEGALS

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800

Laurel, Maryland 20707

301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

9430 Bluefield Road, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Dipson K Abass, Dipson Abass, Mabel Adepetu Abass and Mabel O Adepetu Abass, dated February 25, 2008, and recorded in Liber 29418 at folio 479 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, on

MAY 21, 2013
AT 9:12 AM

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

LOT 70, BLOCK “A”, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PLAT TWO, SECTION TWO, SPRINGDALE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 127 AT PLAT NO. 30 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. TAX ID. NO.: 20-2186377 PROPERTY ADDRESS: 9430 BLUEFIELD ROAD, UPPER MARLBORO, MARYLAND.

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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106431 (5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200

Bethesda, MD 20814

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8902 60TH AVE.

COLLEGE PARK A/R/T/A BERWYN HEIGHTS, MD 20740

Under a power of sale contained in a certain Deed of Trust from Steven W. Cramer dated March 13, 2006 and recorded in Liber 24898, Folio 512 among the Land Records of Prince George's Co., MD, with an original principal balance of \$381,600.00 and an original interest rate of 8.99% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:17 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$47,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
14205 Cold Harbour Drive, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from William Johnson, dated March 23, 2010, and recorded in Liber 31540 at folio 237 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

MAY 21, 2013
AT 9:02 AM

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

BEING KNOWN AND DESIGNATED AS LOT 3 IN BLOCK C IN A SUB-DIVISION KNOWN AS "GREENS AT PISCATAWAY GLASSFORD VIL-LAGE SOUTH" AS PER PLAT THEREOF RECORDED IN PLAT BOOK REP 194 AT PLAT 30 AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$41,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately after the sale.

LAURA H. G. O’SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

106440 (5-2,5-9,5-16)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
1309 Asheville Road, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Calvin Coolidge Johnson, dated September 25, 2010, and recorded in Liber 32118 at folio 081 among the Land Records of PRINCE GEORGE’S COUN-TY, 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, on

MAY 21, 2013
AT 9:07 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "RITCHIE HEIGHTS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK WWW 27, AT PLAT 26. BEING IN THE 6TH ELECTION DISTRICT. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 1309 ASHEVILLE ROAD.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$19,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately after the sale.

LAURA H. G. O’SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

106435 (5-2,5-9,5-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
5409 Hackford Court, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Arnetta N Brown aka Arnetta Brown and Omarr Oliver, dated June 29, 2007, and recorded in Liber 28214 at folio 700 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, on

MAY 21, 2013
AT 9:03 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 57-3, IN THE SUBDI-VISION KNOWN AS "PLAT SIX LONDON WOODS", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, IN PLAT BOOK N.L.P. NO. 100 FOLIO 59. THE IMPROVE-MENTS THEREON BEING KNOWN AS NO. 5409 HACKFORD COURT.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$27,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately after the sale.

LAURA H. G. O’SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

106439 (5-2,5-9,5-16)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
9200 3rd Street, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Isabel E Barroso and Cesar Barroso, dated June 27, 2006, and recorded in Liber 25445 at folio 210 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, on

MAY 21, 2013
AT 9:08 AM

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

LOT NUMBERED NINE (9) IN BLOCK NUMBERED FIVE (5), IN THE SUBDIVISION KNOWN AS "HYNESBORO PARK", AS PER PLAT THERE-OF RECORDED IN PLAT BOOK A AT PLAT NO. 99, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately after the sale.

LAURA H. G. O’SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

106434 (5-2,5-9,5-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
6806 3rd Street, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Andre H Tiwari and Shameeka Hendricks, dated January 15, 2009, and recorded in Liber 30324 at folio 296 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, on

MAY 21, 2013
AT 9:04 AM

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

KNOWN AS LOT NUMBERED EIGHTEEN (18), BLOCK "B" OF RESUB-DIVISION OF LOTS 8 AND 9, BLOCK B, WILDERCROFT, AS PER PLAT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND, IN PLAT BOOK RNR 2, PAGE 11, SAID RESUB-DIVISION BEING RECORDED IN PLAT BOOK WWW 23, PAGE 19.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$19,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately after the sale.

LAURA H. G. O’SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

106438 (5-2,5-9,5-16)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
13007 Cloverly Drive, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Ronald G Smith and Phyllis C Smith, dated April 19, 2007, and recorded in Liber 27858 at folio 584 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, on

MAY 21, 2013
AT 9:10 AM

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

LOT NUMBERED THREE (3) IN BLOCK NUMBERED FORTY-SIX (46) IN THE SUBDIVISION KNOWN AS "PLAT NO. 33 KETTERING", AS PER PLAT RECORDED IN PLAT BOOK WWW 75, PLAT NUMBERED 3, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND. BEING IN THE 7TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$26,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, includ-ing sanitary and /or metropolitan district charges to be adjusted for the cur-rent 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 purchas-er at the foreclosure sale shall assume the risk of loss for the property imme-diately after the sale.

LAURA H. G. O’SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

106432 (5-2,5-9,5-16)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**6818 STORCH CT.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Pamela Ijeh dated January 25, 2007 and recorded in Liber 27414, Folio 560 among the Land Records of Prince George's Co., MD, with an original principal balance of \$228,000.00 and an original interest rate of 5.5000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:21 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106458 (5-2,5-9,5-16)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
10706 Birdie Lane, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Tawnya H Brown and Michael T Brown, dated July 23, 2007, and recorded in Liber 29725 at folio 039 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, on

**MAY 28, 2013
AT 9:06 AM**

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

LOT NUMBERED 8, IN BLOCK LETTERED "B" IN THE SUBDIVISION KONWN AS "PLAT THREE LARGO WOODS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 144 AT NO. 47, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 13TH ELECTION DISTRICT.

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 \$58,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106513 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3320 SPRINGDALE AVE.
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Christopher N. Womack and Jacqueline Womack dated July 11, 2006 and recorded in Liber 25670, Folio 164 among the Land Records of Prince George's Co., MD, with an original principal balance of \$256,000.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 21, 2013 AT 11:22 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,
Substitute Trustees

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

106459 (5-2,5-9,5-16)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
1907 Barlowe Place, Hyattsville, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Mary Ford and Charles Ford, dated November 30, 1999, and recorded in Liber 13517 at folio 589 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, on

**MAY 28, 2013
AT 9:07 AM**

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

LOT NUMBERED TWENTY-SEVEN(27) IN BLOCK LETTERED "O" IN THE SUBDIVISION KNOWN AS "SECTION TWO, PALMER PARK", AS PER PLAT RECORDED IN PLAT BOOK WWW 24 AT PLAT 91,AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

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 \$7,000.00 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 10% 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, 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.

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

106514 (5-9,5-16,5-23)

LEGALS

BWW LAW GROUP, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**6618 GREENVALE PKWY.
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Mustafa A. Younis dated June 15, 2006 and recorded in Liber 25852, Folio 243 among the Land Records of Prince George's Co., MD, with an original principal balance of \$233,100.00 and an original interest rate of 7.15% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 29, 2013 AT 11:33 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,
Substitute Trustees

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

106538 (5-9,5-16,5-23)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**Improved by premises known as
5105 Iroquois Street, College Park, Maryland 20740**

By virtue of the power and authority contained in a Deed of Trust from Yriz Hernandez, dated October 19, 2007, and recorded in Liber 28960 at folio 288 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, on

**MAY 28, 2013
AT 9:08 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED SIX (6) AND SEVEN (7) IN BLOCK NUMBERED TEN (10) IN A SUBDIVISION KNOWN AS "ADDITION TO DANIELS PARK" AS PER PLAT THEREOF RECORDED IN PLAT BOOK A AT PLAT 131 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106515 (5-9,5-16,5-23)

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

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 14, 2013
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:30 A.M.

Notice is hereby given that on Tuesday, May 14, 2013, the County Council of Prince George’s County, Maryland, will hold the following public heaings:

CB-11-2013 – AN ACT CONCERNING PRINCE GEORGE’S COUNTY HUMAN RELATIONS COMMISSION for the purpose of establishing additional methods to effectuate service of subpoenas by the Human Relations Commission.

CB-16-2013 - AN ACT CONCERNING FIRE COMMISSION for the purpose of amending the County Code to make the Code provisions concerning the method of appointment and membership of the Fire Commission consistent with the Schedule of Legislation.

CB-13-2013 – AN ACT CONCERNING SCHOOL BUS MONITORING for the purpose of authorizing the County to utilize School Bus Monitoring Cameras pursuant to Section 21-706.1 of the Transportation Article of the Annotated Code of Maryland.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600. Free parking and shuttle bus service is available at the Prince George’s Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Andrea C. Harrison, Chair

Attest: Redis C. Floyd
Clerk of the Council

106464 (5-2,5-9)

LEGALS

File: PG12-MTCF-1615
TOBIN, O’CONNOR & EWING
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, DC 20015

ORDER OF PUBLICATION

Capital Bank NA fbo MuniTrust
Capital Fund II, LLC

vs.

Plaintiff

Crystal K. Queen, Walter E. Queen, Colorado Federal Savings Bank, MERS, Inc., a nominee for Colorado Federal Savings Bank, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County, Maryland, known as 2541 Colebrooke Dr, Temple Hills, MD 20748 and described as Unit 2541 1,876.0000 Sq. Ft & Imps. Iverson Village Assmt \$132,000 Lib 00000 Fl 000 Account No. 517516 in District 06 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil Division
CAE 13-11182**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 18th day of April, 2013, 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) consecutive weeks, on or before the 10th day of May, 2013, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 18th day of June, 2013, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test:
Marilynn M. Bland, Clerk
106396 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Alfred J. Sczcerbicki,
Personal Representative for the Estate of Orville R. Watkins
125 S. Queen Anne Bridge Road
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-02437**

Notice is hereby given this 17th day of April, 2013, 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 17th day of May, 2013, 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 17th day of May, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$180,000.00. The property sold herein is known as 125 S. Queen Anne Bridge Road, Upper Marlboro, MD 20774.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106407 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Anna E. Weaver Family Trust
dated September 11, 2007,
Cynthia Burns, Successor Trustee

The Anna E. Weaver Family Trust
dated 9/11/2007, Cynthia Burns
successor trustee
6906 East Clinton Street
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-02784**

Notice is hereby given this 17th day of April, 2013, 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 17th day of May, 2013, 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 17th day of May, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$83,500.00. The property sold herein is known as 6906 East Clinton Street, Clinton, MD 20735.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106405 (4-25,5-2,5-9)

LEGALS

ORDER OF PUBLICATION

KENNETH A. ANUM
12201 Dillard Place
Ft. Washington, MD 20744

vs.

Plaintiff

ALLAN J. OFFEN, TRUSTEE
P.O. Box 2797
Kensington, MD 20891-2797

PRINCE GEORGE’S COUNTY, MARYLAND
Serve: M. Andree Green,
Acting County Attorney
County Administration Building
Upper Marlboro, Maryland 20772

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the SEVENTH ELECTION DISTRICT of Prince George’s County, Maryland, and described in the Complaint.

Defendants

**In the Circuit Court for Prince George’s County, Maryland
CASE NO.: CAE 13-09911**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County to the Plaintiff in this proceeding.

Tax Account Number 07-0795708:
Tax Map 63, Grid E-1, Parcel 30 and recorded at Liber 3382, folio 327 among the Land Records of Prince George’s County, Maryland. \$4,468.87 was paid to the Collector at the time of sale as well as a high bid premium of \$0.00.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 18th day of April, 2013, 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 a general circulation in Prince George’s County, Maryland, once a week for three successive weeks, on or before the 10th day of May, 2013, warning all persons interested in the said properties to be and appear in this Court by the 18th day of June, 2013 and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title free and clear of all encumbrances.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:
Marilynn M. Bland, Clerk
106395 (4-25,5-2,5-9)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

AMANI MUJIIHEED
DAWUD MUJIIHEED
16603 Mannington Road
Accokeek, MD 20607

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 12-27104**

Notice is hereby given this 17th day of April, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 16603 Mannington Road, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 17th day of May, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of May, 2013.

The report states the purchase price at the Foreclosure sale to be \$520,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106404 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
Asia Muhammad

FOR THE CHANGE OF
NAME TO:
Asia Kennedy Power

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-11632**

A Petition has been filed to change the name of Asia Muhammad to Asia Kennedy Power.

The latest day by which an objection to the Petition may be filed is May 27, 2013.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Maryland
106551 (5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Renee Bell-Anderson,
Personal Representative for the Estate of Hannah Crawford
708 Crawford Street
Oxon Hill, MD 20745

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-02783**

Notice is hereby given this 17th day of April, 2013, 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 17th day of May, 2013, 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 17th day of May, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$100,500.00. The property sold herein is known as 708 Crawford Street, Oxon Hill, MD 20745.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106406 (4-25,5-2,5-9)

NOTICE

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

Plaintiffs

vs.

Labaran H Isa

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 12-38765**

ORDERED, this 17th day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9003 2nd Street, Lanham, Maryland 20706 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 17th day of May, 2013, 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 17th day of May, 2013, next.

The report states the amount of sale to be \$151,200.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

106398 (4-25,5-2,5-9)

NOTICE

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

Plaintiffs

vs.

Shereen O Grey

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 13-00102**

ORDERED, this 17th day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2509 Lemontree Lane, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of May, 2013, 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 17th day of May, 2013, next.

The report states the amount of sale to be \$174,600.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106397 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
Abrina Muhammad

FOR THE CHANGE OF
NAME TO:
Abrina Power

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-11631**

A Petition has been filed to change the name of Abrina Muhammad to Abrina Power.

The latest day by which an objection to the Petition may be filed is May 27, 2013.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Maryland
106550 (5-9)

LEGALS

NOTICE

Carrie M. Ward, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

CHRISTOPHER R. GORDON
4203 Milledge Boulevard
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 12-39022**

Notice is hereby given this 19th day of April, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4203 Milledge Boulevard, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 20th day of May, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 20th day of May, 2013.

The report states the purchase price at the Foreclosure sale to be \$332,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106401 (4-25,5-2,5-9)

NOTICE

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

Plaintiffs

vs.

Mary Sutton

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 12-35945**

ORDERED, this 17th day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2810 Wood Hollow Place, Fort Washington, Maryland 20744 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 17th day of May, 2013, 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 17th day of May, 2013, next.

The report states the amount of sale to be \$48,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

106399 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Curtis L. Hall
2508 Baikal Loop
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 11-18949**

Notice is hereby given this 22nd day of April, 2013, 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 22nd day of May, 2013, 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 22nd day of May, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$204,000.00. The property sold herein is known as 2508 Baikal Loop, Upper Marlboro, MD 20774.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106427 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
Karl Ricardo Knockett

FOR THE CHANGE OF
NAME TO:
Carl Ricardo Harvey

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-31445**

A Petition has been filed to change the name of Karl Ricardo Knockett to Carl Ricardo Harvey.

The latest day by which an objection to the Petition may be filed is May 27, 2013.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Maryland
106540 (5-9)

NOTICE

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

Plaintiffs

vs.

Stephanie A Lewis and
Yale T Lewis

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 12-29105**

ORDERED, this 18th day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7204 Tarboro Place, Fort Washington, Maryland 20744 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 20th day of May, 2013, 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 20th day of May, 2013, next.

The report states the amount of sale to be \$118,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

106400 (4-25,5-2,5-9)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814

Substitute Trustees
Plaintiffs

vs.

ROWLAND KENT WHITE
420 Kiskonko Turn
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 12-40721**

Notice is hereby given this 17th day of April, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 420 Kiskonko Turn, Fort Washington, MD 20744 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary therof be shown on or before the 17th day of May, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 17th day of May, 2013.

The report states the purchase price at the Foreclosure sale to be \$165,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
106403 (4-25,5-2,5-9)

NOTICE

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

Plaintiffs

vs.

Barbara E Hinton

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 12-36667**

ORDERED, this 22nd day of April, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 15602 Everglade Lane #2-203, Bowie, Maryland, 20716 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of May, 2013, next, provided a copy of this Notice be inserted in some newspaper published in said County once in

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
3603 Fernandes Drive, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Jermaine Bolden, dated December 23, 2010, and recorded in Liber 32550 at folio 258 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, on

MAY 14, 2013
AT 9:07 AM

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

LOT NUMBERED TWO (2) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "PINE PLAINS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 59 AT PLAT 59. BEING IN THE 12TH ELECTION DISTRICT.

THE IMPROVEMENTS THEREON BEING KNOWN AS 3603 FERNANDES DRIVE, TEMPLE HILLS, MD 20748

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 \$14,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106381 (4-25,5,2-5-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
12321 Quilt Patch Lane, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Sydney K. Abakah, dated April 30, 2007, and recorded in Liber 27773 at folio 560 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, on

MAY 28, 2013
AT 9:09 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED NINETY SEVEN (97), IN BLOCK LETTERED "K" IN THE SUBDIVISION KNOWN AS "PLAT FORTY-ONE, NORTHBRIDGE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 162 AT PLAT NO. 59, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 14TH ELECTION DISTRICT. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 12321 QUILT PATCH LANE.

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 \$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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106516 (5-9,5-16,5-23)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7211 East Lombard Street, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Maileka D Flippen, dated July 10, 2006, and recorded in Liber 25795 at folio 390 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, on

MAY 14, 2013
AT 9:08 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED THIRTY-FIVE (35) IN BLOCK LETTERED "U", IN THE SUBDIVISION KNOWN AS "KENTLAND", IN PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. NO. 19 AT PLAT 24, ONE OF THE LAND RECORDS OF SAID PRINCE GEORGE'S COUNTY, MARYLAND.

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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106382 (4-25,5,2-5-9)

The Prince George’s Post
Newspaper
Wishes Everyone a Safe and
Happy Weekend

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
6421 Landing Way, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Oluwatoyin Adu, dated December 20, 2006, and recorded in Liber 27099 at folio 368 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, on

MAY 14, 2013
AT 9:11 AM

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

LOT 140, IN THE SUBDIVISION KNOWN AS, PLAT FIVE, LANDOVER MEWS, PER PLAT REP 192/54, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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.

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

106386 (4-25,5,2-5-9)

LEGALS

*ADVERTISEMENT

Prince George’s County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A “Total Quality” Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George’s County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S13-070	Transportation Services 2nd Pre-Bid Conference and Closing Date “Extended”	Pre-Bid Conference #2: 5/15/13 @ 2:00 p.m. Closes: 6/4/13 @ 3:00 p.m.	\$ 5.50
S11-056	Installation of Flooring/ Carpet/Tile	Pre-Bid Conference: 5/21/2013 @ 10:00 a.m. Opens: 6/13/2013 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George’s County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George’s County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George’s County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George’s County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid /proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—
Rushern L. Baker, III
County Executive

106562 (5-9)

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE
HOUSING AND COMMUNITY DEVELOPMENT
ANNUAL ACTION PLAN: FY 2013

The Prince George's County Draft Substantial Amendment to the Housing and Community Development Annual Action Plan: FY 2013 is now available for public comment for a period of 30 days. The public comment period will end on June 7, 2013. A copy of the substantial amendment is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 420, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/dhcd or mailed upon request by contacting DHCD at 301-883-5540.

The purpose of the Substantial Amendment to the Annual Action Plan is to include new HOME Investment Partnerships (HOME) projects: Hawthorne Place Apartments, The Meadows Apartments, and The Residence at Woodland Springs and approving the reprogramming of \$3,600,000 in HOME funds from the FY 2002, FY 2005, FY 2006, FY 2007, FY 2008, FY 2009, FY 2010, FY 2011, and FY 2012 annual action plans for these projects.

Proposed Reprogrammed HOME – funded activities:

Hawthorne Place Apartments	\$1,900,000.00
The Meadows Apartments	\$1,500,000.00
The Residences at Woodland Springs	\$ 200,000.00
Total:	\$3,600,000.00

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Eric C. Brown, Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Date: May 9, 2013

106558 (5-9)

DEPARTMENT OF THE ENVIRONMENT
AIR AND RADIATION MANAGEMENT ADMINISTRATION
NOTICE OF FINAL DETERMINATION REGARDING A PERMIT TO
CONSTRUCT
TO INSTALL A 450 TON PER HOUR PORTABLE SCREENING PLANT

SUBMITTED BY BARNABAS ROAD ASSOCIATES, LP
TO BE LOCATED IN TEMPLE HILLS, MARYLAND

SECOND NOTICE

The Department of the Environment, Air and Radiation Management Administration (ARMA), has made a final determination to issue a Permit to Construct to Barnabas Road Associates, LP. The proposed project will be located at 4714 St. Barnabas Road, Temple Hills, Maryland 20748 in Prince George's County. Copies of the application, the final determination, the permit conditions and emissions limitations, the Department's responses to public comments, and other supporting documents are available for public inspection. Ask for Docket #05-12 at the following locations during normal business hours:

Maryland Department of the Environment
Air and Radiation Management Administration
1800 Washington Boulevard
Baltimore, Maryland 21230

Prince George's County Memorial Library System
Spauldings Branch
5811 Old Silver Hill Road
District Heights, MD 20747
(301) 817-3750

ARMA is issuing the permit, including the conditions and emissions limitations presented in the docket, with an effective date of May 2, 2013.

Pursuant to Section 1-601 of the Environment Article, Annotated Code of Maryland, a final determination by the Department is subject to judicial review at the request of any person that: (1) Meets the threshold standing requirements under federal law; and (2)(i) Is the applicant; or (ii) Participated in a public participation process through the submission of written or oral comments.

Any petition for judicial review must be filed pursuant to Section 1-605 of the Environment Article, Annotated Code of Maryland. The petition shall be filed by June 3, 2013 in the circuit court for the county where the application for the permit states that the proposed activity will occur and otherwise conform to the requirements of Title 1, Subtitle 6 of the Environment Article, Annotated Code of Maryland.

Further information may be obtained by calling Ms. Shannon Heafey at 410-537-4433.

George S. Aburn, Jr., Director
Air and Radiation Management Administration

106508 (5-9)