

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 12302 Markby Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Cheri Denise Marsh, dated December 28, 2007, and recorded in Liber 29135 at folio 623 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

#### APRIL 15, 2014 AT 9:00 AM

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

ALL THE REAL PROPERTY LOCATED IN PRINCE GEORGE'S COUNTY, MARYLAND, AND DESCRIBED AS FOLLOWS: LOT NUMBERED ONE HUNDRED SEVENTEEN (117), IN BLOCK LETTERED "C", IN THE SUBDI-VISION KNOWN AS " PLAT FOUR, VILLAGE OF OAK GROVE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 122, AT PLAT 41. THE IMPROVEMENTS THEREON BEING KNOWN AS 12302 MARKBY COURT UPPER MARLBORO, MARYLAND - 20774.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement 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. Condominum 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 pur-chaser. 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 re-fund 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

**LEGALS** 

111156

(3-27.4-3.4-10)

<u>111011</u>

# LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-336

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY **RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.** Improved by premises known as

### 12323 Manvel Lane, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Lisa Angela Cash, dated August 8, 2007, and recorded in Liber 28444 at folio 373 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

#### APRIL 8, 2014 AT 9:21 AM

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

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED 170, IN THE SUB-DIVISION KNOWN AS "MEADOW BROOK AT BELAIR, SECTION 51", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF BOWIE, PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 50 AT PLAT 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 \$34,000.00 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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. Condominum 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 pur-chaser. 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 re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale fund 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.

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

(3-20,3-27,4-3)

111000

# **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

# 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

12904 Marcia Place, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Regi-nald Jerome Johnson and Rosemarie P Johnson, dated June 23, 1998, and recorded in Liber 12343 at folio 267 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, on

### APRIL 8, 2014 AT 9:04 AM

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

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, SITUATE IN THE COUNTY OF PRINCE GEORGE'S, 5TH DISTRICT, STATE OF MARY-LAND, AND KNOWN AND DISTINGUISHED AS: LOT NUMBERED EIGHT (8), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "PLYES AND WELCH'S CLINTON HILLS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN PLAT BOOK W.W.W. 62 AT FOLIO 87. THE IMPROVEMENTS THEREON BEING KNOWN AS 12904 MARCIA PLACE, CLINTON, MARYLAND - 20735.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Tayos 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 pur-chaser. 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 re-fund 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 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

LEGALS

(3-20, 3-27, 4-3)

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

301-490-3361

# McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

LAURA H. G. O'SULLIVAN, et al.,

#### IMPROVED REAL ESTATE

Improved by premises known as

#### 2710 Kelner Drive, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Rudell E Molock Jr, dated March 15, 2007, and recorded in Liber 29019 at folio 086 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

#### **APRIL 8, 2014**

#### AT 9:03 AM

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

ALL THAT PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AND BEING DESCRIBED AS FOLLOWS, TO WIT: LOT NUMBERED TEN (10) IN BLOCK NUMBERED THREE (3) IN THE SUBDIVISON KNOWN AS "ROYALE GAR-DENS" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK W. W.W. 43, AT PLAT NO. 74 THE IMPROVEMENTS THEREON BEING KNOWN AS 2710 KELNER DRIVE, HYATTSVILLE, MARYLAND - 20785.

#### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Successful the average the successful to the at the successful to the sale by the circuit court for PRINCE sectors. the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public 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 pur-chaser. 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

THE

**PRINCE GEORGE'S** 

POST

110999

(3-20,3-27,4-3)

#### 1306 Wendover Court, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Gre-gory Jenkins, dated August 31, 1999, and recorded in Liber 13339 at folio 510 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

#### APRIL 8, 2014

#### AT 9:00 AM

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, MARYLAND, DESCRIBED AS: LOT NUMBERED THIRTEEN (13), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "PLAT ONE, FAIRFIELD KNOLLS," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MAPLY AND THE DATA DOOLS (1, 177) 177 COUNTY, MARYLAND, IN PLAT BOOK 64, AT PLAT 48; BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 1306 WENDOVER COURT, DISTRICT HEIGHTS, MARYLAND - 20747.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and accessments payable on an annual backs, including capitary 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 pur-chaser. 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

<u>110997</u>

**To Subscribe** 

CALL 301.627.0900

<u>111010</u>

email brendapgp@gmail.com

(3-20,3-27,4-3)

#### Improved by premises known as

#### 12206 Raritan Lane, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Cheryl Ann Ndunguru and John Crescent Ndunguru, dated August 18, 2009, and recorded in Liber 30936 at folio 483 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-Signed 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

#### **APRIL 8, 2014**

#### AT 9:19 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: BEING KNOWN AND DESIGNATED AS LOT 38 IN BLOCK 258 IN A SUBDIVISION KNOWN AS ROCKLEDGE AT BELAIR, SECTION 90 AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 61 AT PLAT 41 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 12206 RARITAN LANE, BOWIE, MARYLAND - 20715.

#### 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 \$30,000.00 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 tamps, 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

(3-20,3-27,4-3)

Subscription price is \$15 a year.

Give us your contact information -Name and Address

We accept Visa and MC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 9806 LOCUST AVENUE LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Herbert B. Chambers and Deborah H. Chambers, dated September 19, 2006 and recorded in Liber 28112, Folio 542 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$177,000.00, and an original interest rate of 6.250%, 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 **APRIL 8, 2014 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 \$14,000.00 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

606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (3-20,3-27,4-3)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

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

12110 ROCKLEDGE DRIVE BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Norma C. Loeffel, dated January 20, 2009 and recorded in Liber 30573, Folio 439 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$180,779.25, and an original interest rate of 2.419%, 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 APRIL 22, 2014 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.

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 111242 (4-3,4-10,4-17) 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

> 4323 23RD PLACE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Yvonne E. Timbers, dated August 30, 2002 and recorded in Liber 16550, Folio 294 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$7,104.00, and an original interest rate of 13.040%, 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 APRIL 22, 2014 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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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.

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<u>111243</u>

(4-3,4-10,4-17)

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law

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

### REAL PROPERTY

#### 13325 WARBURTON DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Mary S. Redmond Moore and Wilbur H. Moore, dated September 25, 2006 and recorded in Liber 26447, Folio 227 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$297,793.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 15, 2014 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 \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees

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# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 4303 WILL STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Donald L. Hawkins, dated May 28, 2008 and recorded in Liber 29780, Folio 476 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$169,819.05, and an original interest rate of 1.434%, 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 **APRIL 15, 2014 AT 11:00 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements

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 \$20,000.00 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, rea-sonable 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.

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(3-27,4-3,4-10) 111244

Towson, Maryland 21204

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

#### 5912 ADDISON AVENUE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Evelyn V. San Joaquin and Jose E. Aniceto, dated April 9, 2008 and recorded in Liber 29775, Folio 112 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,970.28, and an original interest rate of 0.964%, 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 **APRIL 22, 2014 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 \$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.

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> > (4-3,4-10,4-17)

(3-27,4-3,4-10) 111155

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 8306 OWENS WAY BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Charles W. James and Cynthia M. James, dated December 20, 2007 and recorded in Liber 29539, Folio 707 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$397,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 15, 2014 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 de-scribed 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 \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 prop-erty. 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 ac-cept 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, rea-sonable attorney's fees, and all other charges due and incidental and 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.

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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** 

6601 KILLARNEY STREET CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Denise L. Griffith, dated September 11, 2007 and recorded in Liber 28729, Folio 737 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,500.00, and an original interest rate of 7.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14725 Main Science MD 20720 (from the former and the terms thereof). 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 APRIL 15, 2014 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 de-scribed 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 \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 prop-erty. 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, rea-sonable attorney's fees, and all other charges due and incidental and 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 (3-27,4-3,4-10)

111153

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

# LEGALS

MD TL, LLC, RAI AS CUSTODIAN

ORDER OF PUBLICATION

53 E Broadway, 1st Floor Bel Air, Maryland 21014

BERTHA ANISTEAD

Plaintiff

JEFFREY E. BROWN, TRUSTEE

v.

and

TIMOTHY REDMOND, TRUSTEE

and

WELLS FARGO BANK,

NATIONAL ASSOCIATION F/K/A WACHOVIA BANK, NA-TIONAL ASSOCIATION F/K/A THE BANK OF BALTIMORE F/K/A THE SAVINGS BANK OF BALTIMORE

#### and

#### PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 7615 Bock Rd. Account Number: 12 1194919 Description: 16,009.0000 Sq. Ft. & Imps. Ŝquires Hill Lot 10 Blk A Assmt: \$244,600.00 Liber/Folio: 03920/240 Assessed To: Anistead, Robert E. and Bertha H.

### In the Circuit Court for Prince George's County, Maryland CAE 14-05587

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: 7615 Bock Rd. Account Number: 12 1194919 Description: 16,009.0000 Sq. Ft. & Imps. Squires Hill Lot 10 Blk A Assmt: \$244,600.00 Liber/Folio: 03920/240 Assessed To: Anistead, Robert E. and Bertha H.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: M. ANDREE GREEN, COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

# In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 14-05585

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

965.0000 Sq. Ft. & Imps. Lynnhill Assmt \$56,000 Lib 14600 Fl 332 and assessed to Andre Freeland and Rosalee Freeland, also known as 3103 Good Hope Ave #S-611, Forestville, MD 20747 Tax Account No.06 0613281 on the Tax Roll of the Director of Finance.

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

expired. It is thereupon this 17th day of March, 2014 by the Circuit Court for Prince George's County: ORDERED, That notice be given by

the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 11th day of April, 2014, warning all persons interested in the property to appear in this Court by the 20th day of May, 2014 and redeem the property described above and answer the Complaint or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 111134 (3-27,4-3,4-10)

# NOTICE

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

> Substitute Trustees, Plaintiffs

ERIC W. HEATLEY JOYCE HEATLEY 10500 Elders Hollow Drive Bowie, MD 20721

vs.

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

111150

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

# 6002 CAMILLO COURT RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Philip A. Tazi, dated February 2, 2006 and recorded in Liber 24498, Folio 520 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$173,000.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St. Unper Marthoro. MD 20772 [front of Main St. entrance to Duval 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 sched-uled, on next day that court sits], on **APRIL 15, 2014 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 de-scribed 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 \$11,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 prop-erty. 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, rea-sonable 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

111152

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

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

#### **1506 BROOKE ROAD** CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Jerome Xavier Lewis and Montressa Lewis, dated January 22, 2008 and recorded in Liber 29417, Folio 399 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL** 15, 2014 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 de-scribed 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 \$25,000.00 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 foreclo-sure 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. Pur-chaser shall be responsible for obtaining physical possession of the prop-erty. 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 ac-cept 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, rea-sonable 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

(3-27,4-3,4-10)

although more than six (6) months from the date of sale has expired. It is thereupon this 17th day of March, 2014, 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 news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 11th day of April, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 20th day of May, 2014, and redeem the Property, and answer the Complaint, or thereand answer the Complaint, or thereafter a final judgment will be ren-dered foreclosing 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<br>Marilynn M. Bla |                 |
|-----------------------------------|-----------------|
| Marilynn M. Bla                   | nd, Clerk       |
| <u>111133</u>                     | (3-27,4-3,4-10) |

#### **ORDER OF PUBLICATION**

ELIZABETH BELTON C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>st</sup> FLOOR COCKEYSVILLE, MARYLAND 21030

vs.

Plaintiff

| ANDRE  | FREELAND                                                  |
|--------|-----------------------------------------------------------|
| SERVE: | 7905 DANIEL DRIVE<br>FORESTVILLE MD<br>20747              |
| SERVE: | 3103 GOOD HOPE AVE<br># S-611<br>Forestville, MD<br>20747 |
| AND    |                                                           |

COUNCIL OF CO-OWNERS OF LYNHILL CONDOMINIUM

SERVE ON: MICHAEL S. NEALL, ESO. P.O. BOX 488 ARNOLD, MD 21012

AND

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

3103 Good Hope Ave #S-611 Forestville, MD 20747

#### And

Unknown Owner of the property 3103 Good Hope Ave #S-611 described as follows: Parcel ID 06 0613281 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-14396

Notice is hereby given this 20th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the propand described as 10500 Elders Hol-low Drive, Bowie, MD 20721 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014 pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$198,453.26

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111207</u> (3-27,4-3,4-10)

# NOTICE

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

> Substitute Trustees, Plaintiffs

JULIUS DORN, III STELLA O. DORN 1502 Shellford Lane Accokeek, MD 20607

vs.

#### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-08552

Notice is hereby given this 20th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1502 Shellford Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014 pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$289,800.00

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111208 (3-27,4-3,4-10)

(3-27,4-3,4-10) 111154

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

#### 5302 Claridge Court, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Con-sentine T Morgan, dated August 17, 2007, and recorded in Liber 28500 at folio 598 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 Countbeware, which heart the address 1472E Main Street on County Courthouse, which bears the address 14735 Main Street, on

# APRIL 22, 2014

AT 9:00 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHT (8) IN BLOCK LETTERED "A" AS SHOWN ON THE PLAT ENTITLED "PLAT TWO, HARWOOD", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 44 AT PLAT NO. 22.

### 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 \$34,000.00 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. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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. Condominum 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 pur-chaser. 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 re-fund 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

# 111247

(4-3,4-10,4-17)

# 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

#### 4300 Urn Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Harold Lindsey, dated May 30, 2006, and recorded in Liber 25918 at folio 163 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

#### APRIL 22, 2014 AT 9:01 AM

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

LOT NUMBERED EIGHTEEN (18) IN BLOCK NUMBERED FORTY-THREE (43) IN THE SUBDIVISION KNOWN AS "BRADBURY HEIGHTS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK BDS 1 AT PLAT 69-71. THE IMPROVEMENTS THEREON BEING KNOWN AS 4300 URN STREET, 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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement 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 pur-chaser. 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 re-fund 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 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

111248

(4-3,4-10,4-17) <u>111250</u>

#### (4-3.4-10.4-17)

# 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 801 Lake Shore Drive, Bowie, Maryland 20721 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

#### NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Underdrain Construction and Related Improvements at Various Locations - 2 Contracts, Contract No. 888-H (D), will be received until May 2, 2014, at 10:00 AM local pre-vailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of Seventy-five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on April 7, 2014, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

# LEGALS

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

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

#### Improved by premises known as

#### 3221 Beaumont Street, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Chandra B Mobley, dated September 9, 2011, and recorded in Liber 33017 at folio 157 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

# APRIL 22, 2014

# AT 9:03 AM

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

BEING KNOWN AND DESIGNATED AS LOT NINE (9) IN BLOCK LET-TERED "C" IN A SUBDIVISION KNOWN AS "ADDITION TO DEER PARK HEIGHTS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. 22 AT PLAT 73 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 12TH 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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public 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 payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. 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 re-fund 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 have no further claim series the Substitute Trustees. 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

LEGALS

By virtue of the power and authority contained in a Deed of Trust from Exo-dus Nzerue and Lisle Zima Nzerue, dated November 21, 2006, and recorded in Liber 26528 at folio 555 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute 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

#### APRIL 22, 2014

#### AT 9:06 AM

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

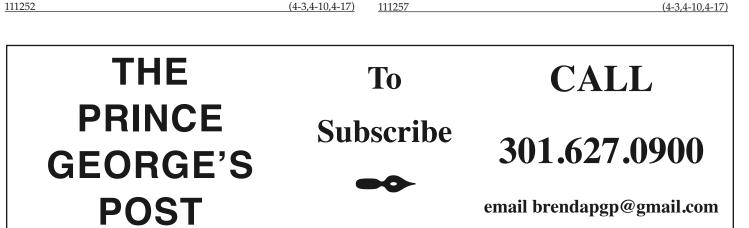
LOT NUMBERED 29 IN BLOCK LETTERED "A" IN A SUBDIVISION KNOWN AS "PLAT ONE NORTHLAKE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 133 AT PLAT 93 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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 10.34% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public 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 pur-chaser. 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 re-fund 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 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



606 Carson Avenue, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Francisco A Carrillo and Rosa D Vasquez, dated October 20, 2006, and recorded in Liber 27288 at folio 130 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute 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

#### APRIL 22, 2014

#### AT 9:11 AM

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

LOT NUMBERED ONE (1), IN BLOCK LETTERED "B", IN SUBDIVISION KNOWN AS "PLAT FOUR, SOUTH-LAWN" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 23 AT PLAT 25.

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 \$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 fitteen days of ratification the denosit will be forficited and the prop within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 pur-chaser. 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 re-fund 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 acainst the Substitute Trustees. Purchaser shall have no further claim sections the Substitute Trustees. 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 2. The proposed contract consists of one (1) Bid Package with Proposal Forms for two (2) Groups, A and B. The bidders are required to fill-in and submit both Proposals with their bid package to be qualified for the award of only one (1) contract out of the two (2) proposals. The esti-mated value of Groups A and B is classified with the letter designation "D", in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved for each Group are as follows:

#### Group A:

| QUANTITY        | <u>UNIT</u> | DESCRIPTION                                                         |
|-----------------|-------------|---------------------------------------------------------------------|
| 33,000          | LF          | Six Inches Diameter PVC Perforated                                  |
| 14,000          | LF          | Underdrain Pipe<br>Six Inches Diameter PVC Solid<br>Underdrain Pipe |
| 500             | EA          | Six Inches Diameter PVC Cleanout<br>Assembly                        |
| 3,900           | SY          | Residential and Commercial Driveway<br>Entrances                    |
| 11,500          | LF          | Remove and Replace Concrete Curb<br>and Gutter                      |
| 11,500          | SF          | Remove and Replace Concrete<br>Sidewalk                             |
| 1,200           | SF          | Remove and Replace Concrete<br>Handicap Access Ramps                |
| <u>Group B:</u> |             |                                                                     |
| QUANTITY        | <u>UNIT</u> | DESCRIPTION                                                         |
| 35,000          | LF          | Six Inches Diameter PVC Perforated<br>Underdrain Pipe               |
| 13,000          | LF          | Six Inches Diameter PVC Solid<br>Underdrain Pipe                    |
| 800             | EA          | Six Inches Diameter PVC Cleanout<br>Assembly                        |
| 2,650           | SY          | Residential and Commercial Driveway<br>Entrances                    |
| 10,500          | LF          | Remove and Replace Concrete Curb<br>and Gutter                      |
| 15,000          | SF          | Remove and Replace Concrete<br>Sidewalk                             |
| 1,100           | SF          | Remove and Replace Concrete<br>Handicap Access Ramps                |

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Underdrain Construction and Related Improvements at Various Locations - 2 Contracts, Contract No. 888-H (D)".

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on April 18, 2014, at 10:30 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

- By Authority of -Rushern L. Baker, III County Executive

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

#### 1202 Westview Terrace, #1202, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Safiatou Osagbue aka Safiatou S. Osagbue aka Safiatou S. Cisse, dated May 1, 2007, and recorded in Liber 27794 at folio 677 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

#### APRIL 15, 2014

#### AT 9:28 AM

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

UNIT NUMBERED 1202 IN A HORIZONTAL PROPERTY REGIME KNOWN AS WESTVIEW TERRACE CONDOMINIUM" ESTABLISHED BY A CON-DOMINIUM DECLARATION DATED 9/8/77 AND RECORDED 9/9/77 IN DOMINIUM DECLARATION DATED 9/8/77 AND RECORDED 9/9/77 IN LIBER 4816, FOLIO 828 AND SHOWN ON A PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "WESTVIEW TERRACE CONDOMINIUM" RECORDED IN PLAT BOOK, NLP 98 AT 49, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND TOGETHER WITH THE FACILITIES AND OTHER APPURTENANCES TO SAID UNIT WHICH UNIT AND APPURTENANCES HAVE BEEN MORE SPECIFI-CAL WORTH DUCTURE DECLARATION AFORE AND NOT UP UP DUCTURED CALLY DEFINED IN THE DECLARATION AFORESAID AND INCLUDING THE FEE IN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPURTENANT TO SAID UNITS AS SUCH INTEREST IS SET OUT AND DEFINED IN SAID DECLARATION AS LAWFULLY DE-VISED OR AMENDED FROM TIME TO TIME.

#### 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charge and accessment payable on an annual bacis, including conitary 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 pur-chaser. 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

# **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

#### 15509 Empress Way, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Paul Thompson and Daramfon Thompson, dated June 25, 2008, and recorded in Liber 29865 at folio 723 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute Trustees will offer for sale at public auction at the front of the Duya Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

#### APRIL 15, 2014

#### AT 9:07 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTY-NINE (59) IN THE SUBDIVISION KNOWN AS "PLAT OF CORRECTION, PLAT TWO, EVERGREEN ESTATES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND IN PLAT BOOK NLP 140 AT PLAT 77. THE IMPROVEMENTS THEREON BEING KNOWN AS 15509 EMPRESS WAY, BOWIE, MARY-LAND-20716.

#### 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public 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

111161

(3-27, 4-3, 4-10)

#### (3-27,4-3,4-10)

# "LANDOVER KNOLLS", AS PER PLAT RECORDED IN PLAT BOOK BB 14, AT PLAT 80, AMONG THE LAND RECORDS OF PRINCE GEORGE'S

The property is improved by a dwelling.

COUNTY, MARYLAND.

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. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public 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 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 pur-chaser. 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 re-fund 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 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

(3-20, 3-27, 4-3)

111004

# LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800

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

LEGALS

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

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

#### 6508 Osborn Road, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Adri-enne M Mason fka Adrienne M Harvey Wilson, dated March 10, 2006, and recorded in Liber 29142 at folio 128 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, on

**APRIL 8, 2014** 

AT 9:10 AM

LOT 8 IN BLOCK E IN THE SUBDIVISION KNOWN AS AND CALLED,

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

Laurel, Maryland 20707 301-490-3361

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### Improved by premises known as

#### 2914 Mueserbush Court, Glenarden, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from An-toinette Boyd Brown, dated December 20, 2007, and recorded in Liber 30030 at folio 557 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

#### **APRIL 8, 2014**

#### AT 9:06 AM

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

LOT NUMBERED EIGHT (8), IN BLOCK LETTERED "A", IN THE SUBDIVI-SION KNOWN AS "FROST SUBDIVISION, PLAT ONE, LOTS 1 THROUGH 36, BLOCK A", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 138, AT PLAT 87.

The property is improved by a dwelling.

111197

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 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 responsite to the admossite to the admossite the admossite to the responsite to the responsible to convert the sole of the denosite the denomined of the denosite the denomined of the denosite the denomined of the denomine fund 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

<u>111001</u>

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

# **IMPROVED REAL ESTATE**

Improved by premises known as

#### 901 Hilldropt Court, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Duke Cross, dated October 16, 2006, and recorded in Liber 26545 at folio 016 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

#### **APRIL 8, 2014**

#### AT 9:16 AM

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

LOT NUMBERED FIFTY-THREE-FOUR (53-4), IN THE SUBDIVISION KNOWN AS "PLAT SIX, LONDON WOODS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 100 AT PLAT NO. 59, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING LOCATED IN THE 18TH ELECTION DISTRICT OF SAID COUNTY. BEING THE SAME LAND CONVEYED TO THE PARTY OF THE FIRST PART HEREIN BY DEED RECORDED IN LIBER 9651 AT FOLIO 248.

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 8.29% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. 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 re-fund 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 have no further claim scales the Substitute Trustees. 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

(3-20,3-27,4-3)



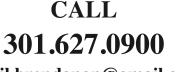
<u>111128</u>

(3-20,3-27,4-3)





**To Subscribe** 



111258

email brendapgp@gmail.com

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

#### Improved by premises known as

#### 4400 Quanders Promise Drive, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Danielle Dahrouj, dated November 5, 2007, and recorded in Liber 29561 at folio 388 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

# APRIL 22, 2014

#### AT 9:12 AM

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

BEING KNOWN AND DESIGNATED AS LOT EIGHTY-FIVE (85) IN BLOCK BB, IN THE SUBDIVISION KNOWN AS "PLAT EIGHT, PHASE II, FAIR-WOOD"; AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK REP 201 AT PLAT NUMBER 29. THE IMPROVEMENTS THEREON BEING KNOWN AS 4400 OUANDERS PROMISE DRIVE.

#### 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 \$68,000.00 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 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

(4-3,4-10,4-17) Subscription price is \$15 a year.

> Give us your contact information -Name and Address

We accept Visa and MC

**ORDER OF PUBLICATION** 

MD, TL, LLC , as Custodian 53 E Broadway, 1st Floor Bel Air, Maryland 21014

v.

CHRISTOPHER CARTER

and

DANIEL W. THOMAS

and

HARD MONEY BANKERS, LLC

and THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 6520 Joplin Street, Capitol Heights, MD 20743 Account Number: 18 1999242 Description: Lts 45, 46 4,000.0000 Sq. Ft. & Imps. Carmody Hills Blk E Assmt: \$179,600 Liber/Folio: 32487/174 Assessed To: Christopher Carter

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

CAE 14-05857

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 are or diare. this proceeding:

Property Address: 6520 Joplin Street, Capitol Heights, MD 20743 Account Number: 18 1999242 Description: Lts 45, 46 4,000.0000 Sq. Ft. & Imps. Carmody Hills Blk E Assmt: \$179,600 Liber/Folio: 32487/174 Assessed To: Christopher Carter

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

from the date of sale has expired. It is thereupon this 24th day of March, 2014, 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 general circulation in Prince George's County, once a week for three (3) successive weeks

things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the 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 (2) separate pre-suit Notices of the tax sale was sent to each required in-terested party have expired. It is thereupon this 10th day of March, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the incertion of a conv of this Order vs. Plaintiff 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 the four the 4th day of April 2014 before the 4th day of April, 2014 warning all persons having or claiming to have any interest in the propdescribed above to appear in this Court by the 13th day of May, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be

entered foreclosing all rights of re-demption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby in-formed 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

111039 (3-20,3-27,4-3)

# ORDER OF PUBLICATION

| MD TL, LLC, RAI AS<br>CUSTODIAN<br>53 E Broadway, 1st Floor<br>Bel Air, Maryland 21014 |  |
|----------------------------------------------------------------------------------------|--|
| V.                                                                                     |  |

THE ESTATE OF JOAN MACE BURKE

Plaintiff

and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF JOAN MACE BURKE

and

THE KNOWN AND UNKNOWN HEIRS OF THE ESTATE OF JOAN MACE BURKE

#### and

STATE OF MARYLAND DEPART-MENT OF HEALTH AND MENTAL HYGIENE

### and

#### NOTICE

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

Substitute Trustees, Plaintiffs RANDOLPH WILSON

244 Red Jade Drive, Unit #244 ARTA 244 Red Jade Drive Unit 13-6 Upper Marlboro, MD 20774

Defendant(s)

LEGALS

vs.

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28716

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 244 Red Jade Drive, Unit #244, ARTA 244 Red Jade Drive Unit 13-6, Upper Marlboro, MD 20774 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks

before the 18th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$38.758.50.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111144 (3-27,4-3,4-10)

#### 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. William Downs 11522 Prospect Place Glenn Dale, MD 20769

#### Defendant

#### In the Circuit Court for Prince George's County, Marvland Case No. CAEF 13-32198

Notice is hereby given this 20th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014, 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 be-

The Report of Sale states the amount of the foreclosure sale price to be \$357,210.00. The property sold herein is known as 11522 Prospect Place, Glenn Dale, MD 20769.

#### MARILYNN M. BLAND

# NOTICE

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

Substitute Trustees Plaintiffs

# DONALD E TREVETT AKA DONALD E. TREVETT, JR. EUGENIA A. TREVETT 3710 Danville Road Brandywine, MD 20613

#### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-32063

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3710 Danville Road, Brandywine, MD 20613 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$153,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111139</u> (3-27,4-3,4-10)

#### NOTICE

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

### WILLIE GRAY MURPHY BERNICE B. MURPHY 7709 Orange Tree Court Capitol Heights, MD 20743

vs.

#### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-37544

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7709 Orange Tree Court, Capitol Heights, MD 20743 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th

day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$190,000.00.

MARILYNN M. BLAND

# LEGALS

### ZONING HEARINGS

ZONING HEARINGS ON THE FOLLOWING APPLICATIONS WILL BE HELD BY THE ZONING HEARING EXAMINER ON

WEDNESDAY, MAY 7, 2014 ROOM 2190, 2ND FLOOR COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MD.

#### AT 9:30 A.M.

VALIDATION OF PERMIT ISSUED IN ERROR:

#### Spaulding (6) Election District:

No. ERR-233 -- Application of Capital Crossing Apartments, LLC Applicant/Owner, for VALIDA-TION OF RENTAL HOUSING LI-CENSE NUMBER 7034, ISSUED IN ERROR, at the property containing approximately 134.67 acres of land, zoned, R-10, identified as 3801, 3803, 3901, 3903, 3905, 3907, 3911, 3913, 3920, 3922, 3924, 3926, 3928, 3930, 3932, 3934, 3936, 3938, 3940, 3942, 3944, 3946, 3948, 3950 Suitland Road, Suitland, Maryland.

> By Order of the County Council Prince George's County, Md. Mel Franklin, Chairman

# Attest: Redis C. Floyd Clerk of the Council

<u>111336</u> (4-3)

### NOTICE

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

# Substitute Trustees, Plaintiffs ANTHONY M GARDNER

JANET D GARDNER 8519 Topaz Court Clinton, MD 20735

vs.

### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28712

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8519 Topaz Court, Clinton, MD 20735 made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-EIEMED unlease and its second FIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$215,600.00.

Substitute Trustees

Plaintiffs

Defendant(s)

GOVERNMENT BOARD OF LICENSE COMMISSIONERS

PRINCE GEORGE'S COUNTY

# NOTICE OF PUBLIC HEARING

Applications for the following al-coholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on May 22, 2014 and will be heard on July 22, 2014. Those licenses are:

Class D, Beer and Wine - 17 DW 8

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

Public Hearings are also sched-uled for May 7, 2014 and May 14, 2014 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Diane M. Bryant February 27, 2014 111245 (4-3,4-10)

### NOTICE

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

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 13-37639

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County,

Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 921 Carroll Av-enue, Laurel, MD 20707 made and reported by the Substitute Trustee, will be RATIFIED AND CON-EIEMED uplace cause to the con-

FIRMED, unless cause to the con-trary thereof be shown on or before

the 14th day of April, 2014 provided

a copy of this NOTICE be inserted

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

sive weeks before the 14th day of

The report states the purchase price at the Foreclosure sale to be \$175,000.00.

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

April, 2014.

True Copy-Test:

vs.

111097

Marilynn M. Bland, Clerk

vs.

PHYLLIS J. BUREK

921 Carroll Avenue Laurel, MD 20707

Substitute Trustees,

Plaintiffs

Defendant(s)

on or betore the 18th day of April 2014, warning all persons interested in the said properties to be and ap pear in this Court by the 27th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing 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 111240 (4-3,4-10,4-17)

#### File: PG 13-3800

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013,

vs.

Plaintiff

Donald L. Frederick Jr., Personal Representative of the Estate of Donald L. Frederick Jr., Gail Nyman Frederick, John M Hoffman, Secured Party, Victoria E Jarboe, Trustee, 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:

1400 Jefferson Road, Fort Washington, MD 20744 and described as 20,000.00 Sq. Ft. & Imps. Fort Washington Lot 23 Blk G Assmt \$176,200 Lib 00000 Fl 131, Account No. 327023 in District 05 on the Tax Roll of the Director of Finance,

#### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-05494

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, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other

PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 3348 Huntley Square Drive, Unit 3348 T1 Temple Hills, MD 20748 Account Number: 12 1274174 Description: Unit 3348-T-1 2,023.0000 Sq. Ft. & Imps. Huntley Square Assmt: \$134,666.00 Liber/Folio: 05946/933 Assessed To: Burke, Joan M

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

CAE 14-05768

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 County of Maryland to the plaintiff in State of Maryland to the plaintiff in this proceeding:

Property Address: 3348 Huntley Square Drive, Unit 3348 T1 Temple Hills, MD 20748 Account Number: 12 1274174 Description: Unit 3348-T-1 2,023.0000 Sq. Ft. & Imps. Huntley Square Assmt: \$134,666.00 Liber/Folio: 05946/933 Assessed To: Burke, Joan M

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

from the date of sale has expired. It is thereupon this 24th day of March, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 18th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 27th day of May, 2014, and redeem the Property, and answer the Complaint, or there-after a final judgment will be ren-dered foreclosing 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 111238 (4-3,4-10,4-17)

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111221 (3-27,4-3,4-10)

#### NOTICE

vs.

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

Substitute Trustees, Plaintiffs

FELIX ELIAS, JR. ADRIENE A. COLBERT-ELIAS 8515 Madison Street New Carrollton, irta Hyattsville, MD 20784 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36420

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8515 Madison Street, New Carrollton, irta Hy-attsville, MD 20784 made and re-ported by the Substitute Trustee, RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of

April, 2014. The report states the purchase price at the Foreclosure sale to be \$202,300.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-20,3-27,4-3) 111112

#### NOTICE

IN THE MATTER OF: Bennie Rether Webster-Mann

FOR THE CHANGE OF NAME TO: Bennie Theresa Webster-Mann

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

#### Case No. CAE 14-06595

A Petition has been filed to change the name of Bennie Rether Webster-Mann to Bennie Theresa Webster-Mann.

The latest day by which an objection to the Petition may be filed is April 21, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland (4-3) 111369

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111092</u> (3-20,3-27,4-3)

### NOTICE JEREMY K. FISHMAN, et al.

Substitute Trustees VS.

KAREN CONSUELO GRIFFITH 1601 MONARCH BIRCH WAY MITCHELLVILLE, MD 20721

Defendant(s)

In the Circuit Court for Prince

George's County, Maryland

#### Case No. CAEF 13-32068

Notice is hereby given this 20th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceedings and described as 1601 MONARCH BIRCH WAY, MITCHELLVILLE, MD 20721, 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 21st day of April, 2014, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in ach of three successive weeks before the 21st day of April, 2014, next. The Report of Sale states the amount of sale to be One Hundred Seventy Three Thousand and Dollars (\$173,000.00).

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

True Copy—Test: Marilynn M. Bland, Clerk

<u>1112</u>24 (3-27,4-3,4-10)

THE PRINCE GEORGE'S POST NEWSPAPER CALL 301-627-0900 FAX 301-627-6260

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111091</u> (3-20,3-27,4-3)

NOTICE

4520 East West Highway, Suite 200

JUAN FRANCISCO GARCIA MARIA PICO-PUGA

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 13-18959

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County,

Maryland, that the sale of the prop

erty mentioned in these proceedings

and described as 7215 Oliver Street,

Lanham, MD 20706 made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-

FIRMED, unless cause to the con-

trary thereof be shown on or before

the 18th day of April, 2014 provided

a copy of this NOTICE be inserted

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

sive weeks before the 18th day of

April, 2014. The report states the purchase price at the Foreclosure sale to be \$258,478.99.

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

(3-27,4-3,4-10)

True Copy—Test: Marilynn M. Bland, Clerk

<u>111140</u>

Carrie M. Ward, et al.

Bethesda, MD 20814

7215 Oliver Street

Lanham, MD 20706

vs.

Dione Escarfuller

Defendant

(3-20,3-27,4-3)

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

Civil No. CAE 12-13703

ORDERED, this 24th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 400 Mandale Court, 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 24th day of April, 2014, 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 24th day of April, 2014 next.

The report states the amount of sale to be \$280,000.00.

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

True Copy-Test:

Marilynn M. Bland, Clerk

111233 (3-27,4-3,4-10)

### NOTICE

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

Karina I. Torres Vasquez and Gerardo Escobar Aguilar

Defendants

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

Civil No. CAEF 13-30354

ORDERED, this 13th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1826 Metzerott Road # A-5, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014, next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 14th day of April, 2014 next.

The report states the amount of sale to be \$55,250.00.

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

True Copy—Test: Marilynn M. Bland, Clerk

111124 (3-20,3-27,4-3)

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

NOTICE

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

3210 CHERRY MILL DR. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 27028, Folio 437 among the Land Records of Prince George's Co., MD, with an original principal balance of \$416,999.00 and an original interest rate of 5.875% 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. Linner Marthoro MD. 20777 (Duval for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 22, 2014 AT 11:10 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$53,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but the put limit due to the public and the public area. not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrow or ontered into any compared agreement reinstated or paid off 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

**LEGALS** 

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

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

# 8302 CONDY CT. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated February Under a power of sale contained in a certain Deed of Trust dated reordary 23, 2007 and recorded in Liber 27336, Folio 290 among the Land Records of Prince George's Co., MD, with an original principal balance of \$741,850.00 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

#### APRIL 22, 2014 AT 11:11 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$82,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the horeover entered into any computer parameter to a parameter of a pair of the status of the loan 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

3404 25TH AVE. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated October 18, 2006 and recorded in Liber 26583, Folio 488 among the Land Records of Prince George's Co., MD, with an original principal balance of \$447,000.00 and an original interest rate of 1.61% 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

#### APRIL 22, 2014 AT 11:12 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but pat limited to all transform according acrossing there are the sales to be paid by the purchaser. not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 file a deposit shall be forfeited. 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

111260

(4-3,4-10,4-17)

<u>111261</u>

(4-3, 4-10, 4-17)111262

(4-3, 4-10, 4-17)

LEGALS

LEGALS

LEGALS **BWW LAW GROUP, LLC** ast West Highway

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

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

# 6610 LAKE PARK DR., UNIT #102 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated June 6, 2001 and recorded in Liber 14771, Folio 447 among the Land Records of Prince George's Co., MD, with an original principal balance of \$109,546.00 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 or the part of the terms of the second or the Wing entrance, located on Main St.), on

#### APRIL 22, 2014 AT 11:13 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 6610-1k, Building No. 6, Phase 9, in Greenbelt Lake Village Condo-minium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but pat limited to all transfer recordation activity at the taxes or charges sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 solid reselutions of the defaulted purchaser form solid reselutions. from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

#### **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

#### 5101 IROQUOIS ST. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated November 17, 2005 and recorded in Liber 24104, Folio 224 among the Land Records of Prince George's Co., MD, with an original principal balance of \$469,342.50 and an original interest rate of 1.66% 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

#### APRIL 22, 2014 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the low purchaser is responsible to 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 prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

Bethesda, MD 20814 (301) 961-6555

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

# 1824 METZEROTT RD., UNIT # 205 HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated October 5, 2005 and recorded in Liber 23373, Folio 168 among the Land Records of Prince George's Co., MD, with an original principal balance of \$136,000.00 and an original interest rate of 4.4320% 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

#### APRIL 22, 2014 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 described as Unit Number 205 in Building No. 16 in a condominium known as "Presi-dential Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 solid resel. from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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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

12602 WRIGHTWOOD CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 7, 2006 and recorded in Liber 27018, Folio 36 and re-recorded in Liber 29659, Folio 289 among the Land Records of Prince George's Co., MD, with an original principal balance of \$307,500.00 and an original interest rate of 5.00% 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

APRIL 8, 2014 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is 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. If Sub. Trustees are unable to con

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Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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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

1216 DUNBAR OAKS DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 26, 2007 and recorded in Liber 29032, Folio 313 among the Land Records of Prince George's Co., MD, with an original principal balance of \$250,000.00 and an original interest rate of 2% 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

#### APRIL 8, 2014 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. 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 defaulted purchaser. If Sub. Trustees are unable to convey either resell the property at the risk and cost of the defaulting purchaser. The 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 re

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Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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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

13900 FARNSWORTH LA., UNIT #4308 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 23, 2008 and recorded in Liber 30750, Folio 26 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$225,006.01 and an original interest rate of 4.75000% 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

#### APRIL 22, 2014 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 described as Unit No. 4308, Phase 4, Building 4, in the Horizontal Property Regime known as "Phase 4, Normandy Place Condominium", together with the exclusive right to the use of limited common elements storage area no. 4-24, thereto, in Phase 4, Normandy Place 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. 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 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. If Sub. Trustees are unable to c

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Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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**BWW LAW GROUP, LLC** 4520 East West Highway, Suite

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

LEGALS

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

#### 4924 WEALDING WAY OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated August 9, 2005 and recorded in Liber 23372, Folio 60 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 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

#### APRIL 8, 2014 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus resoults from improvemen

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

**LEGALS** 

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

#### 4934 GUNTHER ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 4, 2005 and recorded in Liber 23717, Folio 654 among the Land Records of Prince George's Co., MD, with an original principal balance of \$192,000.00 and an original interest rate of 6.87500% 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

#### APRIL 22, 2014 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser shall not be entitled to any surplus procee

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Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

#### APRIL 22, 2014 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 \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser shall not be entitled to any surplus proceed

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20,3-27,4-3) 111267

(4-3,4-10,4-17) 111268

(4-3,4-10,4-17)

### NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Depart-**ment of **Public Works and Transportation**, Office of Engineering and Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for State Aid In Lieu of Federal Aid Road Improvements, Contract Number 887-H (D), will be received until April 25, 2014, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on March 31, 2014, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

| <u>QUANTITY</u> | <u>UNIT</u> | DESCRIPTION                                                   |
|-----------------|-------------|---------------------------------------------------------------|
| 2,000           | SY          | Remove and Replace Residential<br>Driveway Entrances          |
| 700             | SY          | Remove and Replace Residential<br>Driveway Entrances          |
| 18,500          | LF          | Remove and Replace Existing Concrete<br>Curbs and Gutters     |
| 116,000         | SF          | Remove and Replace Existing Concrete Sidewalks                |
| 16,500          | SF          | Remove and Replace Existing Concrete<br>Handicap Access Ramps |

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "State Aid In Lieu of Federal Aid Road Improvements, Contract No. 887-H (D)."

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on April 11, 2014, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

| - By Authority of -<br>Rushern L. Baker, III<br>County Executive |                 |
|------------------------------------------------------------------|-----------------|
|                                                                  | (3-27,4-3,4-10) |

111230

# **COUNTY COUNCIL HEARING**

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

WASHINGTON SUBURBAN SANITARY COMMISSION PROPOSED FISCAL YEAR 2014-2015 OPERATING & CAPITAL **BUDGETS AND THE** WASHINGTON SUBURBAN SANITARY COMMISSION CAPITAL IMPROVEMENT PROGRAM FOR WATER AND SEWERAGE, FOR FISCAL YEARS 2015-2020

> TUESDAY, APRIL 8, 2014 1:30 P.M. COUNCIL HEARING ROOM, FIRST FLOOR COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

# LEGALS

# COUNTY COUNCIL HEARINGS COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

TUESDAY, APRIL 8, 2014 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, April 8, 2014 the County Council of Prince George's County, Maryland, will hold the following public hearing:

1:30 P.M.

CR-11-2014 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (DECEMBER 2013 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

| Basin and<br><u>Number</u> | Approximate Location               | Zoning<br>Acres | Existing<br>Category | Requested<br>Category |
|----------------------------|------------------------------------|-----------------|----------------------|-----------------------|
| Parkway                    |                                    |                 |                      |                       |
| 13/PW-01                   | 58 townhouse units, minimum        | 15.21           | 5                    | 3                     |
| Westside                   | 2,100 SF and minimum sales         | M-X-T           |                      |                       |
| (Parcel A)                 | \$350,000; 7 retail buildings with |                 |                      |                       |
|                            | combined 200,000 SF of floor area  |                 |                      |                       |
| District 1                 | 9 D-1, p/o Parcel A                |                 |                      |                       |

#### Western Branch

| 13/W-02<br>Cabin Branch<br>Village<br>District 6             | 212 townhouse units, minimum<br>1,848 SF and minimum sales<br>\$324,900; 2 retail buildings with<br>combined 8,600 SF of floor area<br>90 C/D-2/3, Parcels 137, 147,<br>148, 149, 172, 199 & 201 | 24.61<br>M-X-T | S5 | S4 |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----|----|
| 13/W-03<br>Wellons<br>Property                               | No development proposed;<br>93 B-4, Parcel 146, Lots 1, 2 & 17                                                                                                                                   | 7.75<br>M-X-T  | 5  | 4  |
| District 6                                                   |                                                                                                                                                                                                  |                |    |    |
| <u>Piscataway</u>                                            |                                                                                                                                                                                                  |                |    |    |
| 13/P-02<br>Aggregate<br>Industries<br>Kirby Road<br>Facility | No new development proposed;<br>existing buildings<br>116 A-1, p/o Parcel 100                                                                                                                    | 45.61<br>I-2   | 5  | 3  |

District 9

Those wishing to testify at this hearing, or to receive copies of this doc-ument, are urged to telephone the office of the Clerk of the Council, Room 2198, 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 Mel Franklin Chairman

ATTEST: Redis C. Floyd Clerk of the Council

111229

# 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

#### 6814 Decatur Street, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Bernadine N Eburuoh and Polycarp C Eburuoh, dated May 8, 2006, and recorded in Liber 25268 at folio 679 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

#### APRIL 8, 2014

#### AT 9:14 AM

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

LOT NUMBERED TWENTY-FIVE (25), IN BLOCK NUMBERED FOURTEEN (14), IN THE SUBDIVISION KNOWN AS "PART OF BLOCKS 14, 15,16, AND 17 WOODLAWN", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 24, AT PLAT 89.

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 \$28,000.00 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 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 responsite to the advection to the responsite tot fund 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

(3-20,3-27,4-3)

| CIL<br>LAND | NOTICE                                                                            | NOTICE                                                                            |
|-------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|             | Carrie M. Ward, et al.<br>4520 East West Highway, Suite 200<br>Bethesda, MD 20814 | Carrie M. Ward, et al.<br>4520 East West Highway, Suite 200<br>Bethesda, MD 20814 |
|             | Substitute Trustees,<br>Plaintiffs                                                | Substitute Trustees,<br>Plaintiffs                                                |
| (3-27,4-3)  | vs.<br>RHONDA M. HARRISON                                                         | vs.<br>LORI CAROLYN TURNER                                                        |

5161 Clacton Avenue Unit #52 Suitland, MD 20746

111007

Copies of the proposed budgets will be available at the Washington Suburban Sanitary Commission, 14501 Sweitzer Lane, Laurel, Maryland, and the Office of the Clerk of the Council, County Administration Building, Room 2198, Upper Marlboro, Maryland. Copies of the County Executive's recommendations will be available in the Office of the Clerk of the Council.

Members of the public are invited to express their views concerning the proposed budget. Persons wishing to testify are requested to telephone the Office of the Clerk of the Council at (301) 952 3600 in advance. Speakers will be allowed three minutes each. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

**LEGALS** 

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND

ATTEST: Redis C. Floyd Clerk of the Council

111227

# Mel Franklin, Chairman

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

Substitute Trustees, Plaintiffs

#### vs.

Bethesda, MD 20814

SHIRELL A. GOSS AKA SHIRELL ANTON BULLOCK 4213 Vine Street Capitol, Heights, MD 20743

NOTICE

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

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-32613

Notice is hereby given this 27th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4213 Vine Street, Capitol, Heights, MD 20743 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of April, 2014 pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

successive weeks before the 28th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$203,937.28

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111342 (4-3, 4-10, 4-17)

Substitute Trustees, Plaintiffs vs. LEROY ALLEN ARMSTEAD III CHARLOTTE L. ARMSTEAD 17311 Newton Court

Upper Marlboro, MD 20772

Defendant(s)

(3-27,4-3)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-40615

Notice is hereby given this 27th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 17311 Newton Court, Upper Marlboro, MD 20772 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$187.110.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111344 (4-3, 4-10, 4-17)

# LEGALS

# **COUNTY COUNCIL HEARING**

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

#### THE HOUSING & COMMUNITY DEVELOPMENT **ANNUAL ACTION PLAN FY-2015** FEDERAL GRANTS APPLICATION (COUNCIL RESOLUTION NO. 14-2014)

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2014 submitted by the County Executive on March 11, 2014 for County Council approval.

A public hearing on these proposals will be held on:

#### TUESDAY, APRIL 8, 2014 AT 7:00 P.M. COUNCIL HEARING ROOM, FIRST FLOOR COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND 20772

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The proposed Annual Action Plan for FY 2015 consists of the combined Federal grants applications for Prince George's County's FY 2015 entitlements of Community Development Block Grant, HOME Investment Partnerships and Emergency Shelter Grant funds.

The County's estimated entitlements for FY 2015 are as follows: Community Development Block Grant (CDBG) - \$3,779,730 plus \$104,389 (Program Income); HOME Investment Partnership (HOME) - \$1,493,051 plus \$422,606 (Program Income); and Emergency Shelter Grant (ESG) \$308,264 plus \$308,264 (Matching Funds). All of these grant programs are administered by the U.S. Department of Housing and Urban Development (HUD).

Persons wishing to testify at the hearing are urged to telephone the Office of the Clerk of the Council (Phone 301-952-3600) to request placement on the advance speakers' list. Persons may also register to speak at the hearing. Time limitations of three minutes per speaker will be imposed. Written testimony will be accepted in lieu of, or in addition to, oral testimony.

E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772. 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.

A copy of the proposed FY 2015 Annual Action Plan is available for inspection in the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland and online at http://egov.co.pg.md.us/lis.

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

ATTEST: Redis C. Floyd Clerk of the Council

111226

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-32038

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5161 Clacton Avenue, Unit #52, Suitland, MD 20746 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014.

The report states the purchase rice at the Foreclosure sale to be \$111.715.89

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

True Copy-Test: Marilynn M. Bland, Clerk 111142 (3-27,4-3,4-10)

# NOTICE

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

> Substitute Trustees Plaintiffs

#### CHARLES PROCTOR ARNETTA PROCTOR 2907 Upshur Street Mount Rainier, MD 20712

vs.

(3-27, 4-3)

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-24414

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2907 Upshur Street, Mount Rainier, MD 20712 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$145,000.00

\$145.000.00.

| MARILYNN         | I M. BLAND       |
|------------------|------------------|
| Clerk of the Ci  | ircuit Court for |
| Prince George    | 's County, Md.   |
| True Copy—Test:  |                  |
| Marilynn M. Blan | d, Clerk         |
| 111146           | (3-27,4-3,4-10)  |
|                  | (= = )= 0)1 10)  |

#### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28713

A/K/A CAROLYN D. TURNER

7910 Elmwood Lane Clinton, MD 20735

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7910 Elmwood Lane, Clinton, MD 20735 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$144.000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Marilynn M. Bland, Clerk (3-27,4-3,4-10) 111143

### NOTICE

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

> Substitute Trustees, Plaintiffs

MONETTE COPAS 503 Wilson Bridge Drive Unit #6702 A-1 Oxon Hill, MD 20745

vs.

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36424

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 503 Wilson Bridge Drive, Unit #6702 A-1, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks

before the 18th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$139,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111147 (3-27,4-3,4-10)

**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

5154 SAINT BARNABAS RD. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated September 19, 2005 and recorded in Liber 24467, Folio 640 among the Land Records of Prince George's Co., MD, with an original principal balance of \$224,057.00 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

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but sate there is the purchaser. not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether 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 ratifi-cation, 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 prop-erty by said defaulted purchaser. If Sub. Trustees are unable to convey either erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

#### 12100 CHIP SHOT LA. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 29249, Folio 264 among the Land Records of Prince George's Co., MD, with an original principal balance of \$478,400.00 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

#### APRIL 22, 2014 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 \$47,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are eventiable by growing the part events and the product of the first first payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 resele even if such surplus proceeds resulting to the property. from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(4-3,4-10,4-17)

111271

# **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

#### 5812 NORTH HOLLY SPRINGS DR., UNIT #1-1 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 14, 2006 and recorded in Liber 33324, Folio 25 among the Land Records of Prince George's Co., MD, with an original principal balance of \$192,000.00 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

#### APRIL 22, 2014 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 1-1 of Building One of The Villas of Holly Springs Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser. assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan 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 cuch event this sale shall be null and yoid 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(4-3, 4-10, 4-17)

111269

(4-3, 4-10, 4-17)

<u>111270</u>

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

#### 2000 NORTH ANVIL LA. **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated March 7, 2003 and recorded in Liber 17043, Folio 282 among the Land Records of Prince George's Co., MD, with an original principal balance of \$109,147.00 and an original interest rate of 5.375% 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

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but bet lightly the purchaser. All costs of deed recordation including but sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratifi-cation, 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

**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

#### 4614 CEDELL PL. **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated May 16, 2006 and recorded in Liber 25311, Folio 324 among the Land Records of Prince George's Co., MD, with an original principal balance of \$230,000.00 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

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are even by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the low purchaser is responsible to the status of the low 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 ratifi-cation, 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 propfrom said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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

# 7207 NIMITZ DR. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 30, 1994 and recorded in Liber 9778, Folio 229 among the Land Records of Prince George's Co., MD, with an original principal balance of \$103,477.00 and an original interest rate of 3.0% 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

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 solid resel. from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(4-3,4-10,4-17) 111273 (4-3,4-10,4-17) 111274 (4-3, 4-10, 4-17)

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

1211 MENTOR AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 23, 2007 and recorded in Liber 27495, Folio 382 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 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co. 14725 Main St. Unpert Markhara MD, 20772 (Duug for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 8, 2014 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but the put limit due to the public and the public area. not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrow are neared into any comparement agreement reinstated or paid off 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

**LEGALS** 

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

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

5502 MANSFIELD DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated August 14, 2007 and recorded in Liber 29852, Folio 500 among the Land Records of Prince George's Co., MD, with an original principal balance of \$238,000.00 and an original interest rate of 3.37500% 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

#### APRIL 15, 2014 AT 11:00 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the horeover entered into any computer parameter reinstated or paid off 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-27,4-3,4-10)

<u>111176</u>

# 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

2509 AVALON PL. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated December 18, 2006 and recorded in Liber 27072, Folio 275 among the Land Records of Prince George's Co., MD, with an original principal balance of \$414,000.00 and an original interest rate of 1.5% 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

#### APRIL 15, 2014 AT 11:01 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$52,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but pat limited to all transform according acrossing there are the sale to be paid by the purchaser. not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 file a deposit shall be forfeited. 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-27,4-3,4-10)

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(3-20, 3-27, 4-3)

<u>111175</u>

# LEGALS

# LEGALS

#### BWW LAW GROUP, LLC East West Highway

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

LEGALS

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

#### 9907 OLD FORT RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated October 25, 2007 and recorded in Liber 28970, Folio 195 among the Land Records of Prince George's Co., MD, with an original principal balance of \$332,000.00 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

#### APRIL 8, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but bet lightly the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. 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 ratifi-cation, 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 defaultion purchaser heat not the original parts are privated a property at the risk and cost of the defaulting purchaser. defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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

# 635 MOUNT LUBENTIA CT. A/R/T/A 635 MOUNT LUBENTIA CT. WEST UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 19, 2010 and recorded in Liber 32029, Folio 409 among the Land Records of Prince George's Co., MD, with an original principal balance of \$279,000.00 and an original interest rate of 5.490% 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

#### APRIL 8, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan corrigor including, but pat limited to datermination of whether 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 reselu oven if even surplus proceeds resulting the property at the risk and cost of the defaulted purchaser. from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

Bethesda, MD 20814 (301) 961-6555

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

# 563 WILSON BRIDGE DR., UNIT #6762-B2 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated June 21, 2005 and recorded in Liber 23216, Folio 641 among the Land Records of Prince George's Co., MD, with an original principal balance of \$116,000.00 and an original interest rate of 3.87500% 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

#### APRIL 15, 2014 AT 11:02 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 No. 6782/B-2, Building 1, horizontal property regime known as "Wil-son Bridge 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable 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 costs of deed recordation including but sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 solid resel. from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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

6405 SOUTH HOMESTAKE DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated August 23, 2004 and recorded in Liber 20446, Folio 199 among the Land Records of Prince George's Co., MD, with an original principal balance of \$272,000.00 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

APRIL 8, 2014 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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

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

8110 RIVER PARK RD. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated November 21, 2006 and recorded in Liber 26952, Folio 648 among the Land Records of Prince George's Co., MD, with an original principal balance of \$576,000.00 and an original interest rate of 5.500% 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

#### APRIL 22, 2014 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 \$73,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser shall not be entitled to any surplus procee

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

6716 PINE GROVE DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated April 20, 2009 and recorded in Liber 30577, Folio 124 among the Land Records of Prince George's Co., MD, with an original principal balance of \$218,700.00 and an original interest rate of 5.0000% 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

#### APRIL 8, 2014 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 \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20.3-27.4-3)

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(3-20,3-27,4-3)

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LEGALS

<u>111051</u>

(4-3,4-10,4-17)

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LEGALS

LEGALS

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

#### 99 SWAN CREEK RD. A/R/T/A 99 SWAN CREEK RD. AND TAX ID #05-3030111 ON ST. ANDREWS DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 9, 2005 and recorded in Liber 24064, Folio 161 among the Land Records of Prince George's Co., MD, with an original principal balance of \$439,200.00 and an original interest rate of 6.9% 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

#### APRIL 15, 2014 AT 11:04 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 Tax ID #05-0318600 and Tax ID #05-3030111 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 \$52,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be 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 Purchasers are applied by the sub. Trustees may file a motion to resell the property set approperty at the risk and cost of the defaulting purchas

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

#### 7208 SERENADE CIR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 23, 2000 and recorded in Liber 13886, Folio 307 among the Land Records of Prince George's Co., MD, with an original principal balance of \$151,947.00 and an original interest rate of 5.125% 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

#### APRIL 15, 2014 AT 11:05 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 the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 frame or defaults under the average defaults results from entitled to any surplus proceeds resulting the property at the result of the property at the property at the result of the defaulted purchaser. from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

#### 9807 HEALY CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29668, Folio 425 among the Land Records of Prince George's Co., MD, with an original principal balance of \$322,770.00 and an original interest rate of 6.000% 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

#### APRIL 8, 2014 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible tor 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-27,4-3,4-10) 111180

(3-27,4-3,4-10) 111052

(3-20,3-27,4-3)

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

2201 NORLINDA AVE. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated April 30, 2007 and recorded in Liber 29130, Folio 531 among the Land Records of Prince George's Co., MD, with an original principal balance of \$221,000.00 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

#### APRIL 8, 2014 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is 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. If Sub. Trustees are unable to con

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20,3-27,4-3)

111054

<u>111053</u>

# 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

14814 DUNLEIGH DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated December 19, 2006 and recorded in Liber 27856, Folio 458 and re-recorded in Liber 28863, Folio 63 among the Land Records of Prince George's Co., MD, with an original principal balance of \$370,000.00 and an original interest rate of 10.99000% 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

#### APRIL 8, 2014 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 that not the anticide terms are defaulted purchaser defaulted property at the risk and cost of the defaulting purchaser. defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

LEGALS

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

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

6843 JADE CT. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated December 3, 2003 and recorded in Liber 19817, Folio 8 among the Land Records of Prince George's Co., MD, with an original principal balance of \$162,000.00 and an original interest rate of 11.875% 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

#### APRIL 8, 2014 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

LEGALS

(3-20,3-27,4-3)

(3-20,3-27,4-3)

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LEGALS

LEGALS

Bethesda, MD 20814 (301) 961-6555

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

#### 3763 EIGHTPENNY LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated December 20, 2006 and recorded in Liber 27036, Folio 426 among the Land Records of Prince George's Co., MD, with an original principal balance of \$215,000.00 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

#### APRIL 8, 2014 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 No. 182, Phase 46, Building 46, in the Condominium regime known as Summerfield in Covington 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrow or ontered into any compared agreement reinstated or paid off 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

#### 11905 LILIUM LA. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated December 1, 2003 and recorded in Liber 18726, Folio 35 among the Land Records of Prince George's Co., MD, with an original principal balance of \$267,000.00 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

#### APRIL 8, 2014 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROBERT STEWARD SR.**

Notice is given that Robert Steward Jr whose address is 7806 Truitt Lane, Severn, MD 21144 was on March 25, 2014 appointed personal representative of the estate of Robert Steward Sr. who died on August 16, 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 25th day of September, 2014.

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

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

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

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

ROBERT STEWARD JR. Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No.96138 111373 (4-3,4-10,4-17) NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MATTEO DEGENNARO

Notice is given that Luigi Degennaro whose address is 12193 Dapple Gray Court, Woodbridge, VA 22192 was on March 18, 2014 appointed personal representative of the estate of Matteo Degennaro who died on December 8, 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 September, 2014.

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

(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.

#### LUIGI DEGENNARO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No.96063 111374 (4-3,4-10,4-17)

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

111056

(3-20,3-27,4-3) 111058

(3-20,3-27,4-3)

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

#### 11408 VEGA CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 28297, Folio 747 among the Land Records of Prince George's Co., MD, with an original principal balance of \$383,920.00 and an original interest rate of 3.000% 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

APRIL 8, 2014 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 \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. 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 surpus proceeds resulting from said resale even if such surplus results from improvements to the proper

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20.3-27.4-3)

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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

#### 12911 WILLIAM BEANES RD. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 25, 2007 and recorded in Liber 27198, Folio 631 among the Land Records of Prince George's Co., MD, with an original principal balance of \$550,000.00 and an original interest rate of 6.25000% 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

#### APRIL 8, 2014 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 \$62,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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# LEGALS

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

610 MILLWOOF DR. A/R/T/A 610 MILLWOOD DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 27, 2008 and recorded in Liber 29442, Folio 346 among the Land Records of Prince George's Co., MD, with an original principal balance of \$540,000.00 and an original interest rate of 1.61% 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

#### APRIL 8, 2014 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

<u>111064</u>

(3-20,3-27,4-3)

(3-20,3-27,4-3)

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814

LEGALS

LEGALS



(301) 961-6555

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

#### 4401 LAKEVIEW DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 15, 1999 and recorded in Liber 12969, Folio 264 among the Land Records of Prince George's Co., MD, with an original principal balance of \$35,000.00 and an original interest rate of 9.50000% 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

#### APRIL 8, 2014 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.

The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the vares are adjusted as of the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purcha

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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

#### 3642 TYROL DR. GLENARDEN, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 25, 2009 and recorded in Liber 31203, Folio 574 among the Land Records of Prince George's Co., MD, with an original principal balance of \$390,000.00 and an original interest rate of 2.684% 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

#### APRIL 8, 2014 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be foreited. The Sub.

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

#### 15420 NORWALK CT. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated January 6, 2006 and recorded in Liber 24127, Folio 737 among the Land Records of Prince George's Co., MD, with an original principal balance of \$232,000.00 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

#### APRIL 8, 2014 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. 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 then resell the property at the risk and cost of the edaulting purchaser. The 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20,3-27,4-3) 111067

(3-20,3-27,4-3) 111068

(3-20,3-27,4-3)

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

6900 SAINT IGNATIUS DR., UNIT # 202 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 29, 2009 and recorded in Liber 30387, Folio 344 among the Land Records of Prince George's Co., MD, with an original principal balance of \$315,000.00 and an original interest rate of 1.875% 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

APRIL 22, 2014 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 described as Unit Numbered Zero Two Hundred Two (0202), in Building Numbered Ten (10), as shown on those Plats entitled "Phase Six, Building Ten, Brinkley Overlook 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 the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible tor 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

5226 57TH AVE. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated July 15, 2003 and recorded in Liber 18230, Folio 522 among the Land Records of Prince George's Co., MD, with an original principal balance of \$105,350.00 and an original interest rate of 5.50% 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

#### APRIL 22, 2014 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

<u>111283</u>

(4-3,4-10,4-17)

# 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

6212 GRENFELL LOOP BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 29183, Folio 54 among the Land Records of Prince George's Co., MD, with an original principal balance of \$378,000.00 and an original interest rate of 8.95% 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

#### APRIL 22, 2014 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 \$48,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(4-3,4-10,4-17) 111284

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<u>111282</u>

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

#### 4116 31ST ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated May 11, 2005 and recorded in Liber 22314, Folio 49 among the Land Records of Prince George's Co., MD, with an original principal balance of \$199,000.00 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

#### APRIL 15, 2014 AT 11:06 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 the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is rely for bost-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 sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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

#### 4307 73RD AVE. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated August 28, 1998 and recorded in Liber 12462, Folio 661 among the Land Records of Prince George's Co., MD, with an original principal balance of \$89,450.00 and an original interest rate of 7% 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

#### APRIL 15, 2014 AT 11:08 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 \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. 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 file a motion to resell the property. If Purchaser 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 purchas

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

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

#### 14107 KENDALWOOD DR. I/R/T/A 14107 KENDALWOOD RD. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 22, 2004 and recorded in Liber 22217, Folio 620 among the Land Records of Prince George's Co., MD, with an original principal balance of \$650,000.00 and an original interest rate of 1.000% 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

#### APRIL 15, 2014 AT 11:09 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 \$72,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-27,4-3,4-10) 111183

(3-27,4-3,4-10) 111184

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

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

3303 RYAN DRIVE A/K/A 3303 RYAN COURT SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Glo-Under a power of sale contained in a certain Deed of Irust from Glo-ria J. Parker, dated March 5, 2007 and recorded in Liber 28468, Folio 257 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$242,725.28, and an original in-terest rate of 4.255%, 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 sched-uled, on next day that court sits], on APRIL 22, 2014 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 de-scribed 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 foreclo-sure 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. Pur-chaser shall be responsible for obtaining physical possession of the prop-erty. 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 ac-cept 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, rea-sonable 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 bor-rower 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 <u>111237</u> (4-3, 4-10, 4-17)

# **LEGALS**

LEGALS

Law Offices AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C. Attorneys and Counselors At Law 401 North Washington Street, Suite 550 Rockville, Maryland 20850 Telephone 301-738-7657 Telecopier 301-424-0124

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

#### 14108 Gibbons Church Road, Brandywine, MD 20613-8151

By virtue of the power and authority contained in a Deed of Trust from DALE V. BARNER, JR., dated December 11, 1998 and recorded in Liber 12676 at Folio 146 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

### TUESDAY, APRIL 22, 2014 AT 3:00 P.M.

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

Being a parcel of land on the east side of Gibbons Church Road in the 11th Brandywine Election District of Prince George's County, Maryland and being a part of the land described in the conveyance from James R. Tolson to Edna M. Tolson by deed dated January 10, 1989 and recorded in Liber 7195 at folio 532 and being more particularly described as follows

Beginning for the same at a point in the 2nd line of the abovementioned conveyance to Tolson, said point being located South 83° 16' 01" East 743.56 feet from an iron rod found at the beginning of said 2nd line and the east right of way line of Gibbons Church Road; thence along the remainder of said 2nd line, all of the 3rd line and part of the 4th line of Tolson, the 3 following courses and distances:

- 1.
- 2. 3.
- South 83° 16' 01" East 351.66 feet; thence South 04° 20' 04" West 118.64 feet; thence North 83° 20' 47" West 334.53 feet to an iron pipe found; thence running through said
- conveyance to Tolson North 03° 46' 52" West 121.03 feet to the point of beginning. 4.

Containing 40,750 square feet or 0.9355 Acres more or less.

Subject to any easements, rights of way, out conveyances, covenants, restrictions or other encumbrances of record or otherwise, which may exist if any. No Title Report furnished. No Boundary Survey done at this time. Information based on existing records.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.375% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

# 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

5404 ODELL RD. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated May 31, 2008 and recorded in Liber 29778, Folio 263 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 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. 1/225 Main St. Unpert Markhara MD, 20772 (Duug) for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### APRIL 8, 2014 AT 11:46 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as follows: All that piece or parcel of ground situate, lying and being in Vans-ville District, Prince George's County, state of Maryland, being part of the same land which the said parties of the first part William Douglas King and Hester V. king, his wife, obtained from Bettie Hitaffer and John D. Hitaffer, her husband, by deed dated the 3rd, day of March, 1932, recorded in the Land records of Prince George's County, Maryland, in Liber # 376 at folio 230 and being described as follows to wit:

Beginning at an iron pipe on the North side of the Odell Road for the dis-tances South 88° 43' West 229.4 feet from an iron pipe planted on the East side of the Washington-Baltimore Boulevard and running thence (1) North 1° 44' East 122.2 feet passing over an iron pipe, and running thence (2) North 87° 37' West 65.13 feet, thence running (3) South 1° 44' West 126.38 feet to the North side of Odell Road, and running thence with the Odell Road (4) South 88° 42' East 65 feet to the iron pipe, the point of beginning, containing 185/1000 of an acre, more or less; as shown on a plat in yellow outline made by Edward L. Latimer and Son, Surveyors, March 23rd, 1935.

Together with the building and improvement thereupon, erected, made, or being; and all and every, the rights, alleys ways, water privileges, appurtenances and advantages to the same belonging or in anywise appertaining. Tax ID #01-0056341.

Being the same property conveyed to Felix Carroll Ross and Alice Ross by deed from William Douglas King and Hester V. King recorded 04/29/1944 in deed book 724 page 415, among the Land Records of Prince George's Country Manual Action 1997 County, Maryland.

Beginning for the second at an iron pipe found in the northeast corner of the land of Alonzo C. gross and running thence with the Easterly boundary of the said grantees' land (1) South 1 degree 27 minutes 25 seconds East 121.13 feet to a pipe found in the southeast corner of the same in the northerly line of Odell road and with the same (2) North 88 degrees 25 minutes 24 seconds East 12.00 feet to a pipe set thence with the division line now being estab-lished (3) North 7 degrees 06 minutes 48 seconds west 121.70 feet to the place of beginning, containing 726.44 square feet more or less as surveyed by Wal-ton G. Banks, Inc. on May 8, 1980. Tax ID #01-0056333.

Being the same lot of ground which by deed dated May 20, 1980 and recorded May 28, 1980 in liber 5263 folio 463, was granted and conveyed by Alonzo C. Gross, widower, unto Felix C. Ross and Alice Ross, his wife, The said Felix C. Ross departed this life vesting fee simple title in Alice Ross, as surviving tenant by the entirety.

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but set limit to the future for the purchaser. not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, 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 ratifi-cation, 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 prop-erty by said defaulted purchaser. If Sub Trustees are unable to convey either erty 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.

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

#### 5705 Eagle Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Ebony J Hayes and Rodney J Hayes, dated May 30, 2008, and recorded in Liber 29819 at folio 517 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

APRIL 22, 2014

#### AT 9:02 AM

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

ALL THAT PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY MARYLAND AND DESCRIBED AS FOL-LOWS, NAMELY: LOTS NUMBERED FORTY-SEVEN (47) AND FORTY-EIGHT (48) IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "MARYLAND PARK TERRACE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND IN PLAT BOOK RNR 2 AT PLAT 72. THE IMPROVEMENTS THEREON BEING KNOWN AS 5705 EAGLE STREET, 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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 the date of sale, and assumed merearter 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 pur-chaser. 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 re-fund of the deposit to the purchaser. Upon refund of the deposit the sole fund 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

(4 - 3.4 - 10.4 - 17)

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

# JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

AND ERICA T. DAVIS RUTH Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda J. DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Tel: (301) 627-1002 Auctioneer's Number # A00116

111236

vs.

# LEGALS

vs.

# NOTICE

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

Substitute Trustees Plaintiffs KWANYAA S. WILLIAMS

CARYN J. WILLIAMS 11302 Kettering Terrace Upper Marlboro, MD 20774

#### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-21012

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in the safe of the prop-erty mentioned in these proceedings and described as 11302 Kettering Terrace, Upper Marlboro, MD 20774 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$139,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111113 (3-20,3-27,4-3)

# NOTICE

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

> Substitute Trustees Plaintiffs

(4-3,4-10,4-17)

<u>111075</u>

ATTEST:

111337

Redis C. Floyd

Clerk of the Council

SHAWN L. MINOR ANTHONY MINOR 5001 Gunther Street Capitol Heights, MD 20743

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30131

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5001 Gunther Street, Capitol Heights, MD 20743 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$56,980.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-20, 3-27, 4-3)111111

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20,3-27,4-3)

# COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

#### NOTICE OF PUBLIC HEARINGS

TUESDAY, APRIL 15, 2014 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

#### 6:00 P.M.

Notice is hereby given that on Tuesday, April 15, 2014, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-6-2014 (DR-3) - AN ORDINANCE CONCERNING VIDEO LOT-TERY FACILITIES for the purpose of defining video lottery facility and terms related thereto, and authorizing a video lottery facility as a permitted use in the Mixed Use - Transportation Oriented (M-X-T) Zone, subject to certain requirements.

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 Mel Franklin, Chairman

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

8489 GREENBELT RD., UNIT #101 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated July 8, 2009 and recorded in Liber 30805, Folio 548 among the Land Records of Prince George's Co., MD, with an original principal balance of \$156,708.00 and an original interest rate of 5.375% 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

APRIL 15, 2014 AT 11:11 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 8489-101 of a plan of Condominium entitled "Chelsea Wood Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

6004 QUEENS CHAPEL RD. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated June 29, 2006 and recorded in Liber 26899, Folio 429 among the Land Records of Prince George's Co., MD, with an original principal balance of \$328,000.00 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

#### APRIL 15, 2014 AT 11:12 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser shall not be entitled to any surplus procee

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-27,4-3,4-10)

# 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

8025 NEW RIGGS RD. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27377, Folio 596 among the Land Records of Prince George's Co., MD, with an original principal balance of \$416,000.00 and an original interest rate of 2.50000% 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

#### APRIL 15, 2014 AT 11:13 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 the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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(3-27,4-3,4-10)

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(3-27,4-3,4-10)

LEGALS

<u>111186</u>



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

#### 7100 EAST RIDGE DR. HYATTSVILLE A/R/T/A LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated April 30, 2009 and recorded in Liber 30888, Folio 444 among the Land Records of Prince George's Co., MD, with an original principal balance of \$229,500.00 and an original interest rate of 3.448% 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

#### APRIL 15, 2014 AT 11:14 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 the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan corriging including human the sale and the sale. 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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

#### 12607 PLEASANT PROSPECT RD. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated January 24, 2008 and recorded in Liber 29336, Folio 277 among the Land Records of Prince George's Co., MD, with an original principal balance of \$1,050,000.00 and an original interest rate of 8.65% 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

#### APRIL 15, 2014 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 \$139,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. 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 file a motion to resell the property. If Purchaser 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 purch

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

**LEGALS** 

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

#### 308 SERENA ST. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated September 14, 2007 and recorded in Liber 28659, Folio 463 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$302,707.07 and an original interest rate of 4.0000% 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

#### APRIL 15, 2014 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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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

17017 OLD MARSHALL HALL RD. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated April 27, 2006 and recorded in Liber 25329. Folio 330 and re-recorded in Liber 28351. Folio 609 among the Land Records of Prince George's Co., MD, with an orig-inal principal balance of \$640,476.00 and an original interest rate of 9.000% 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

#### APRIL 22, 2014 AT 11:14 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as follows: BEGINNING AT A POINT AT THE INTERSECTION OF MARY-LAND STATE ROUTE #224 AND THE OLD MILL ROAD CENTER LINES, THENCE S 33 DEGREES 29'S 308.33 ALONG THE LINE OF ROUTE 224 THENCE LEAVING THE ROAD AND RUNNING ALONG THE LINE OF A DRAINAGE DITCH N 52 DEGREES 23' W 1260.18' TO A HUB IN A FENCE LINE THENCE WITH THE FENCE N 7 DEGREES 15' E 43.2' TO A STONE CORNER OF TWO FENCES THENCE WITH THE SECOND EENCE N 85 DEGREES E 883 53' TO THE BECINNING. CONTAINING 8 35 FENCE N 85 DEGREES E 883.53' TO THE BEGINNING, CONTAINING 8.35 ACRES, ACCORDING TO A SURVEY BY T.W. STARBUCK IN APRIL, 1946. SAVING AND EXCEPTING THAT 4359 OF AN ACRE CONEYED TO PRINCE GEORGE'S COUNTY IN A DEED RECORDED JUNE 21, 2007 AT LIBER 28114 FOLIO 221. THE SUBJECT PROPERTY NOW CONSISTING OF 7.92 ACRES OF LAND.

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

Terms of Sale: A deposit of \$63,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the Taxes due for prior years including costs of any tax sale are payable 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the borrower entered into any repayment agreement, reinstated or paid off 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 ratifi-cation, 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 prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

13104 FLETCHERTOWN RD. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated December 23, 2005 and recorded in Liber 24200, Folio 107 among the Land Records of Prince George's Co., MD, with an original principal balance of \$424,000.00 and an original interest rate of 6.0% 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

#### APRIL 15, 2014 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but sate there is the purchaser. not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the horeover entered into any reparament astronomer rejected of a paid off 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

# 4807 53RD AVE. HYATTSVILLE A/R/T/A LANDOVER HILLS, MD 20784 A/R/T/A 20781

Under a power of sale contained in a certain Deed of Trust dated December 1, 2005 and recorded in Liber 23911, Folio 178 and re-recorded in Liber 31643, Folio 142 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 4.000% 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

#### APRIL 15, 2014 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser whether or not purchaser is a Maryland First Time payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any reparament agreement reinstated or paid off 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 prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-27,4-3,4-10) <u>111193</u>

(3-27,4-3,4-10)

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204

**LEGALS** 

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

# THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL **REVENUE SERVICE**

#### Improved by premises known as

#### 4215 Farmer Place, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Herbert A Brown Jr, dated June 18, 2010, and recorded in Liber 31822 at folio 463 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

#### APRIL 22, 2014

#### AT 9:07 AM

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

LOT NUMBERED ONE (I ) IN BLOCK LETTERED "F" IN A SUBDIVISION LOCATED IN THE OXON HILL DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND AS SHOWN ON PLAT OF "PLAT THREE, ASH-FORD", RECORDED AMONG THE LAND RECORDS OF SAID PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 83 AT PLAT NO. 8.

#### The property is improved by a dwelling.

111253

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any recommender to under the purchaser. 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 home by the purstamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. 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 re-fund 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

**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

#### 7736 FREDERICK RD. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated August 29, 2005 and recorded in Liber 23073, Folio 46 among the Land Records of Prince George's Co., MD, with an original principal balance of \$247,000.00 and an original interest rate of 7.950% 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

#### APRIL 15, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan certification of whether or the property from the 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 reselu oven if even surplus proceeds resulting the property at the risk and cost of the defaulted purchaser. from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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

**LEGALS** 

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

#### 8917 CHESTER GROVE TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 5, 2010 and recorded in Liber 31828, Folio 41 among the Land Records of Prince George's Co., MD, with an original principal balance of \$213,256.00 and an original interest rate of 5.25000% 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

#### APRIL 15, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 solid resel. from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(4-3, 4-10, 4-17)111194

(3-27,4-3,4-10) 111196 (3-27,4-3,4-10)

# **LEGALS**

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

# THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE

#### Improved by premises known as

#### 14521 Turner Wootton Parkway, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Giovanna Taylor and Eunice Taylor, dated November 16, 2007, and recorded in Liber 29008 at folio 307 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute 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

# APRIL 22, 2014

# AT 9:10 AM

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

LOT 18, BLOCK A AS SHOWN ON A PLAT ENTITLED "PLAT THREE, LOTS 15 THRU 22, LOTS 52 THRU 54, BLOCK A AND LOTS 1 THRU 4, BLOCK B, PARCEL G AND PART OF PARCEL A, OAK CREEK CLUB - DEER RUN" AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 202 PLAT 96.

#### 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 \$66,000.00 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to 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 pur-charger [f the Substitute Trusters are unable to converge ond and merketable chaser. 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

111256

### Notice to Minority, and Women's Businesses

Landmark Structures, is seeking qualified disadvantaged businesses for the proposed 1.00 MG ELEVATED WATER STORAGE TANK PROJECT Prince Frederick, Calvert County MD, Bid Number PURCH 2014-055 for subcontracting and supplier opportunities in the following areas: Tank Painting, Electrical, Generator, Chlorine Analyzer, Chemical Feed Pump, Erosion trol, Equipment Rentals, Concrete, Aggregate, Asphalt Paving, Fencing, Site Works, Fiberglass Door, Pax Mixing System, Pipe, Valves and Cathodic.

# LEGALS

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v.

Yusuf Z Muhajir

#### Defendant(s)

In the Circuit Court for Prince George's County, Civil Case No.

# CAEF 13-35373

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-Assignee, be RATIFIED AND foose, CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$11,818.24.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Marilynn M. Bland, Clerk 111354 (4-3,4-10,4-17)

# NOTICE

(4-3,4-10,4-17)

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees,

# NOTICE

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

Estate of Henry King Jr. and Lillian V King

#### Defendants In the Circuit Court for Prince

George's County, Maryland Civil No. CAE 13-02243

ORDERED, this 25th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 500 Sentry Lane, Fort Washington, Maryland 20744 mentioned in these proceedings, made and re-ported 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 25th day of April, 2014, 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 25th day of April, 2014 next. The report states the amount of sale to be \$106,777.00.

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

True Copy—Test: Marilynn M. Bland, Clerk

111285 (4-3,4-10,4-17)

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

# In The Estate Of: MARIO AMADO GALARZA,

SR. Estate No.: 93505

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ALFRED J. SZCZERBICKI for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on May 20, 2014 at 9:30 AM.

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

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

### NOTICE

Plaintiffs

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

In The Estate Of:

#### KENNETH J. SANDERS Estate No.: 95732

#### NOTICE OF IUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by DAMIAN SANDERS for Judicial Probate for the appointment of a personal rep-resentative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on May 20, 2014 at 9:30 AM.

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

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

(4-3,4-10) 111340

PRINCE GEORGE'S COUNTY GOVERNMENT

# **BOARD OF LICENSE** COMMISSIONERS

### (Liquor Control Board) APRIL 22, 2014

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

#### TRANSFER

Meharban Singh, President/Sec-retary, Mitchell David, Treasurer for a Class A, Beer, Wine and Liquor License for the use of Davids Liquor MC, LLC, t/a David's Liquors, 7025 Annapolis Road, Landover, 20784 transfer from David Family Corpo-ration, t/a David's Liquors, Mitchell David, President/Secretary/Treasurer.

Dinesh Madaan, Member, Vernell B. Arrington, Member for a Class D, Beer and Wine License for the use of Orbit Beverage LLC, t/a Orbit Beer & Wine, 9900-G Greenbelt Road, #J, Lanham, 20706 transfer from Aerospace Food & Beverage, Inc., t/a Orbit Beer & Wine, Vikram Kansal, President, David Gregory McGhee, Vice President.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, April 22, 2014. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

#### BOARD OF LICENSE COMMISSIONERS

NOTICE

(4-3.4-10)

Attest: no M Bryant THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773 In The Estate Of:

#### **PERNELL LONNIE DAWKINS** Estate No.: 92018

#### NOTICE OF IUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Pe-tition has been filed by FRED S. LONDON for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Court-room D4010, Upper Marlboro, MD 20773 on May 22, 2014 at 9:30 AM.

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

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

(4-3,4-10) <u>111372</u>

### NOTICE

# IN THE MATTER OF: Ashley Bebongchu Nkuitabong Thomas Nguatia Nkuitabong

FOR THE CHANGE OF NAME TO: **Ashley Ebote Ajang** Thomas Ewede Ajang

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-06147

A Petition has been filed to change the name of (Minor Chil-dren) Ashley Bebongchu Nkuitabong to Ashley Ebote Ajang and Thomas Nguatia Nkuitabong to Thomas Ewede Ajang.

The latest day by which an objec-tion to the Petition may be filed is April 21, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 111363 (4-3)

#### NOTICE

#### IN THE MATTER OF: Warima Rose Kamara

FOR THE CHANGE OF NAME TO: Abigail Destiny Mansaray

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

Case No. CAE 14-06308

A Petition has been filed to change the name of (Minor Child) Warima Rose Kamara to Abigail Destiny Mansaray.

The latest day by which an objection to the Petition may be filed is April 21, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland <u>111368</u> (4-3)

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

erty at 12854 Claxton Drive 5H,

Laurel, Maryland 20708 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan,

et. al., Substitute Trustees, be rati-fied and confirmed, unless cause to

the contrary thereof be shown on or before the 25th day of April, 2014, next, provided a copy of this Notice

be inserted in some newspaper pub

lished in said County once in each of three successive weeks before the

All interested parties should note their scope of work and contact Juanita Bishop to discuss opportunities. All quotations must be received by April 22nd at 2:30 pm.

#### Phone: 800-388-1757 ext 233 Fax 905-319-8247 Email: eobids@teamlandmark.com

Plans and specifications may be viewed at the following locations:

by going to Maryland Marketplace at https://emaryland.buyspeed.com/bso

Or by contacting Juanita Bishop with Landmark Structures, to receive a copy of the plans and specifications.

Please note that potential subcontractors must have demonstrated experience.

<u>111356</u>

### LEGAL NOTICE

CITY OF BOWIE, MD

#### PUBLIC HEARING

Resolution R-14-14 – Enlarging the Corporate Boundaries of the City of Bowie, by Annexing to the City of Bowie Certain Property Contiguous and Adjoining to the City's Existing Corporate Boundaries, Known as the Bowie Honda Dealership Prop-erties (Lots 6-7 of Walker Pontiac Subdivision), Bowie Nissan Dealer-ship (Parcel B of Mills Subdivision) and Adjacent Parcels Including Lots 1-3 of Walker Pontiac Subdivision, Part of Parcel 26, and Parcels 128, 164, 42, Parcel C of Mills Subdivision, Parcels 175, 163, 171, 181, 16, 3, 44, 29, 116, 33, 32, 139, and 143 all Shown on Prince George's County Tax Map 63, Also Including the Southbound Lanes of US 301 and the Median Crossover South of Mount Oak Road, Consisting of 70.8717 Acres of Land.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on March 24, 2014.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, May 19, 2014 in the Council Chambers at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716. All inter-ested residents are encouraged to attend

Sign language interpreters and / or other accommodations for individ-uals with disabilities will be pro-vided upon request to the City Clerk.

#### DAVID J. DEUTSCH City Manager

(4-3,4-10,4-17,4-24) 111259

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,

NOTICE

April M. Richards Dick Demeester, Personal Representative for the Es-tate of James L. Bowen 6301 Kilmer Street Hyattsville, MD 20785

Defendants

Plaintiffs

(4-3)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-04762

Notice is hereby given this 25th day of March, 2014, 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 25th day of April, 2014, pro-vided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day

April, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$308,340.82. The property sold herein is known as 6301 Kilmer Street, Hyattsville, MD 20785.

| MARILYNN M. BLAND              |
|--------------------------------|
| Clerk of the Circuit Court for |
| Prince George's County, Md.    |
| True Copy—Test:                |
| Marilynn M. Bland, Clerk       |
| 111286 (4-3,4-10,4-17)         |
|                                |

vs.

Carrie M. Ward, et al.

BRIAN A. MORGAN CHERREKA E. MONTGOMERY 11125 Lake Victoria Lane Bowie, MD 20720

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-15842

Notice is hereby given this 25th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11125 Lake Victo-ria Lane, Bowie, MD 20720 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of April, 2014 pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$310,410.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111287 (4-3,4-10,4-17)

### NOTICE

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

Zelika W. Compaore

# Defendant

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

Civil No. CAEF 13-35392

ORDERED, this 25th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 5402 85th Avenue, Unit 101, New Carrollton, Maryland 20784 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 25th day of April, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three succes-sive weeks before the 25th day of April, 2014 next. The report states the amount of sale to be \$35,000.00.

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

111288 (4-3,4-10,4-17) Deborah Lyles

<u>111339</u>

February 27, 2014 <u>111246</u>

#### Defendant In the Circuit Court for Prince

(4-3, 4-10)

George's County, Maryland IN THE MATTER OF: Ilan Abel Gebremariam Sudais Abel Gebremariam Civil No. CAE 13-08238 ORDERED, this 25th day of

Avmen Abel Gebremariam March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-FOR THE CHANGE OF NAME TO: Ilan Beharu Ali Sudais Beharu Ali Aymen Beharu Ali

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-06271

A Petition has been filed to change the name of (Minor Chil-dren) Ilan Abel Gebremariam to Ilan Beharu Ali, Sudais Abel Gebremariam to Sudais Beharu Ali and Aymen Abel Gebremariam to Aymen Beharu Ali.

The latest day by which an objec-tion to the Petition may be filed is April 21, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland <u>111366</u> (4-3)

#### NOTICE

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

Substitute Trustees, Plaintiffs DAVID JACKSON 10010 Prince Royal Place Upper Marlboro, MD 20774

# Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-32264

Notice is hereby given this 28th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10010 Prince Royal Place, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of April, 2014, provided a copy of this NOTICE be nserted in some newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$225,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111375 (4-3,4-10,4-17)

#### NOTICE

IN THE MATTER OF: Bernadette Denise McDuffie

FOR THE CHANGE OF NAME TO: Bernadette Brooks-Thurston

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-06151

A Petition has been filed to change the name of Bernadette Denise Mc-Duffie to Bernadette Brooks-Thurston.

The latest day by which an objection to the Petition may be filed is April 21, 2014.

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

111364 (4-3)

#### NOTICE

IN THE MATTER OF: Laurie Lee Minor

FOR THE CHANGE OF NAME TO:

# Laura Lee Minor

111367

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

Case No. CAE 14-06288

A Petition has been filed to change the name of Laurie Lee Minor to Laura Lee Minor.

The latest day by which an objection to the Petition may be filed is April 21, 2014.

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

(4-3)

#### NOTICE

IN THE MATTER OF: **Clotilda Mary Beatrice Crawley** 

FOR THE CHANGE OF NAME TO: Meemanage Mary Beatrice **Clotilda** Peiris

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

#### Case No. CAE 14-03734

A Petition has been filed to change the name of Clotilda Mary Beatrice Crawley to Meemanage Mary Beatrice Clotilda Peiris.

The latest day by which an objection to the Petition may be filed is April 21, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 111358

(4-3)

# College Park, MD 20740 Defendant(s)

Substitute Trustees,

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-37723

Notice is hereby given this 27th day of March, 2014 by the Circuit Court for Prince George's County,

Maryland, that the sale of the prop-

erty mentioned in these proceedings and described as 10103 52nd Av-enue, College Park, MD 20740 made

and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the

contrary thereof be shown on or be-fore the 28th day of April, 2014 pro-vided a copy of this NOTICE be

inserted in some newspaper printed in said County, once in each of three successive weeks before the 28th

day of April, 2014. The report states the purchase price at the Foreclosure sale to be

MARILYNN M. BLAND Clerk of the Circuit Court for

Prince George's County, Md.

(4 - 3, 4 - 10, 4 - 17)

True Copy—Test: Marilynn M. Bland, Clerk

\$371,000.00.

111343

Prince George's County, Md. 111289 (4-3,4-10,4-17)

The report states the amount of sale to be \$123,250.00. MARILYNN M. BLAND Clerk of the Circuit Court for

25th day of April, 2014 next.

True Copy—Test: Marilynn M. Bland, Clerk

# NOTICE

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

Plaintiffs vs. JAMES C JARMAN, III 10103 52nd Avenue

erties

Plaintiff

#### **ORDER OF PUBLICATION**

MD TL, LLC RAI AS CUSTODIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014

ERWIN L CRAIG, JR.

and

#### PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 4406 Twin Oak Account Number: 20 2839264 Description: 8,943.0000 Sq. Ft. & Imps. Crandall Crossing- Lot 1 Blk B Assmt: \$369,600.00 Liber/Folio: 23435/722 Assessed To: Craig, Erwin L Jr.

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

#### CAE 14-04343

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of March, 2014, 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 news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 4th day of April, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 13th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing 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

# CAE 13-35332

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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: 4900 Silver Hill Rd Account Number: 06 0575175 Description: Parcel E-1 14,683.0000 Sq. Ft. & Imps Suitland- 1st Addn Assmt: \$446,800.00 Liber/Folio: 12283/578 Assessed To: Silver Hill Walk In Clinic LLC n/k/a Silver Hill Prop-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of March, 2014, 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 news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 4th day of April, 2014, warning all prevaninterated in the warning all persons interested in the said properties to be and appear in this Court by the 13th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing 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 111035 (3-20,3-27,4-3)

### ORDER OF PUBLICATION

| MD TL, LLC, RAI AS       |
|--------------------------|
| CUSTODIAN                |
| 53 E Broadway, 1st Floor |
| Bel Air, Maryland 21014  |
| , ,                      |

Plaintiff

JAMES EDWARDS

#### and

ARCELIA CHEEVES

#### and

# EDWARD S. COHN, TRUSTEE

and

LE BEAU MONDE' ENTERPRISES, INC., INDIVIDUALLY AND AS TRUSTEE A/K/A LE BEAU MODE' ENTERPRISE

#### and

# CHRYSLER FIRST FINANCIAL

# week for three (3) successive weeks on or before the 4th day of April, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 13th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be ren-

dered foreclosing 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 111037 (3-20,3-27,4-3)

File: PG 13-3624

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

# **ORDER OF PUBLICATION**

vs.

known as:

US Bank as Custodian for SPE 2013, Plaintiff

Shirley M. Thornton, U.S. Bank, National Association, 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

244 Possum Court, Capitol Heights, MD 20743 and described as Townhouses Plat 1 1,500.0000 Sq. Ft. & Imps. Westhampton Lot 116 Blk B Assmt \$138,000 Lib 00000 Fl 541, Account No. 2087013 in District 18 on the Tax Roll of the Director of Finance,

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-05495

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, Mary-land 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, al-though more than six (6) months from the date of the sale have ex-pired 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 ex-

It is thereupon this 10th day of March, 2014 by the Circuit Court for ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 4th day of April, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of May, 2014, 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 or leasehold free and clear of all encumbrances.

# and

LEGALS

### RONALD S. DEUTSCH, TRUSTEE

and

and

CHAMPION MORTGAGE COMPANY

PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 2009 Clearwood Dr. Account Number: 07 0808774 Description: Plat 1, 31,862.0000 Sq.

Ft. & Imps. Woodmore South-Lot 3 Blk B Assmt: \$545,300.00 Liber/Folio: 11173/546 Assessed To: Hardy, John A. Sr. & Mattie I

> In the Circuit Court for Prince George's County, Maryland CAE 14-04341

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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: 2009

Clearwood Dr. Account Number: 07 0808774 Description: Plat 1, 31,862.0000 Sq. Ft. & Imps. Woodmore South-Lot 3 Blk B Assmt: \$545,300.00 Liber/Folio: 11173/546 Assessed To: Hardy, John A. Sr. & Mattie I

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

although more than six (6) months from the date of sale has expired. It is thereupon this 10th day of March, 2014, 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 news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 4th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 13th day of May,

2014, and redeem the Property, and

answer the Complaint, or thereafter

a final judgment will be rendered foreclosing 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

# although more than six (6) months from the date of sale has expired. It is thereupon this 17th day of March, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

LEGALS

the insertion of a copy of this Order in the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 11th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 20th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing 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 (3-27,4-3,4-10) 111130

# **ORDER OF PUBLICATION**

Plaintiff

MD TL, LLC, RAI AS CUSTODIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014

HENOC ASFAW MESKELU

#### and

V.

#### PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 7726 Hanover Pkwy, Condo Unit 194 a/k/a 7726 Hanover Pkwy, Unit T2 Account Number: 21 2333946 Description: 2,341.0000 Sq. Ft. & Imps. Greenbriar Condo Condominium Phase I, Unit 194, CAE 07-30092

Assmt: \$142,000.00 Liber/Folio: 32330/435 Assessed To: Meskelu, Henoc A.

### In the Circuit Court for Prince George's County, Maryland CAE 14-05589

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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: 7726 Hanover Pkwy, Condo Unit 194 a/k/a 7726 Hanover Pkwy, Unit T2 Account Number: 21 2333946 Description: 2,341.0000 Sq. Ft. & Greenbria minium Phase I, Unit 194, CAE 07-30092

# Prince George's County, Maryland CAE 14-05588

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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: 12202 Quintette Ln Account Number: 14 1601517 Description: 5,293.0000 Sq. Ft. & Imps. Northridge Plat 26 Lot 48 Blk J Assmt: \$291,700.00 Liber/Folio: 31961/331

Assessed To: Bayview Financial LP

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 17th day of March, 2014, 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 news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 11th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 20th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing 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 111132 (3-27,4-3,4-10)

#### **ORDER OF PUBLICATION**

MD, TL, LLC, RAI as Custodian 53 E Broadway, 1st Floor Bel Air, Maryland 21014

Plaintiff

THE ESTATE OF MARTHA S. BARNER

and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF MARTHA S. BARNER

#### and

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTA-TIVES AND ASSIGNS OF MARTHA S. BARNER

#### and

CACH, LLC

and

THE STATE OF MARYLAND

| True Copy—Test:<br>Marilypp M. Bland, Clark                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Marilynn M. Bland, Clerk<br>111038 (3-20,3-27,4-3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ORDER OF PUBLICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SHULMAN & ROGERS<br>N/K/A SHULMAN, ROGERS,<br>GANDAL, PORDY & ECKER, P.A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| BEOR FUND 1, LLC<br>53 E BROADWAY, 1ST FLOOR<br>BEL AIR, MARYLAND 21014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | THE JOCK 1, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Plaintiff<br>v.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SILVER HILL PROPERTIES, LLC<br>F/K/A SILVER HILL WALK IN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | THE STATE OF MARYLAND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| CLINIC LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PRINCE GEORGE'S COUNTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| THE LAST SURVIVING MEMBER<br>AND ASSIGNS OF SILVER HILL<br>PROPERTIES, LLC F/K/A/<br>SILVER HILL WALK IN CLINIC,<br>LLC<br>and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>Council of Prince Controls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PNC BANK, NATIONAL ASSOCI-<br>ATION F/K/A/ BANK OF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | County of Prince George's                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SOUTHERN MARYLAND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Property Address: 2610 Phelps<br>Ave.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| WESLEY E. HUGHES, JR.<br>TRUSTEE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assmt: \$229,500.00<br>Liber/Folio: 06138/269                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| JAMES E. SHOOK, TRUSTEE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessed To: Edwards, James                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| JAMES E. SHOOK, TRUSTEE<br>and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessed To: Edwards, James In the Circuit Court for                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| and<br>JAMES M. BURKE, TRUSTEE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| and<br>JAMES M. BURKE, TRUSTEE<br>and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or                                                                                                                                                                                                                                                                                                                                                                                             | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the                                                                                                                                                                                                                                                                                                                                                     | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or                                                                                                                                                                                                                                                                                                                                                                                             | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4                                                                                                                                                                                                                                                                                                                                                                                     |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the                                                                                                                                                                                                                                                                                                             | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps                                                                                                                                                                                                                                                                                                                                                                                                       |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>County of Prince George's<br>Property Address: 4900 Silver Hill<br>Rd<br>Account Number: 06 0575175                                                                                                                                                                                                      | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4<br>Assmt: \$229,500.00<br>Liber/Folio: 06138/269<br>Assessed To: Edwards, James                                                                                                                                                                                                                                                                                                     |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>County of Prince George's<br>Property Address: 4900 Silver Hill<br>Rd<br>Account Number: 06 0575175<br>Description: Parcel E-1 14,683.0000                                                                                                                                                               | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4<br>Assmt: \$229,500.00<br>Liber/Folio: 06138/269                                                                                                                                                                                                                                                                                                                                    |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>County of Prince George's<br>Property Address: 4900 Silver Hill<br>Rd<br>Account Number: 06 0575175<br>Description: Parcel E-1 14,683.0000<br>Sq. Ft. & Imps Suit-                                                                                                                                       | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4<br>Assmt: \$229,500.00<br>Liber/Folio: 06138/269<br>Assessed To: Edwards, James<br>The Complaint states, among other<br>things, that the amounts necessary<br>for redemption have not been paid,                                                                                                                                                                                    |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>County of Prince George's<br>Property Address: 4900 Silver Hill<br>Rd<br>Account Number: 06 0575175<br>Description: Parcel E-1 14,683.0000                                                                                                                                                               | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4<br>Assmt: \$229,500.00<br>Liber/Folio: 06138/269<br>Assessed To: Edwards, James<br>The Complaint states, among other<br>things, that the amounts necessary<br>for redemption have not been paid,<br>although more than six (6) months                                                                                                                                               |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>County of Prince George's<br>Property Address: 4900 Silver Hill<br>Rd<br>Account Number: 06 0575175<br>Description: Parcel E-1 14,683.0000<br>Sq. Ft. & Imps Suit-<br>Iand-1st Addn<br>Assmt: \$446,800.00<br>Liber/Folio: 12283/578                                                                     | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4<br>Assmt: \$229,500.00<br>Liber/Folio: 06138/269<br>Assessed To: Edwards, James<br>The Complaint states, among other<br>things, that the amounts necessary<br>for redemption have not been paid,                                                                                                                                                                                    |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>County of Prince George's<br>Property Address: 4900 Silver Hill<br>Rd<br>Account Number: 06 0575175<br>Description: Parcel E-1 14,683.0000<br>Sq. Ft. & Imps Suit-<br>land-1st Addn<br>Assmt: \$446,800.00<br>Liber/Folio: 12283/578<br>Assessed To: Silver Hill Walk In                                 | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4<br>Assmt: \$229,500.00<br>Liber/Folio: 06138/269<br>Assessed To: Edwards, James<br>The Complaint states, among other<br>things, that the amounts necessary<br>for redemption have not been paid,<br>although more than six (6) months<br>from the date of sale has expired.<br>It is thereupon this 10th day of<br>March, 2014, by the Circuit Court                                |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>County of Prince George's<br>Property Address: 4900 Silver Hill<br>Rd<br>Account Number: 06 0575175<br>Description: Parcel E-1 14,683.0000<br>Sq. Ft. & Imps Suit-<br>land-1st Addn<br>Assmt: \$446,800.00<br>Liber/Folio: 12283/578<br>Assessed To: Silver Hill Walk In<br>Clinic LLC n/k/a Silver Hill | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4<br>Assmt: \$229,500.00<br>Liber/Folio: 06138/269<br>Assessed To: Edwards, James<br>The Complaint states, among other<br>things, that the amounts necessary<br>for redemption have not been paid,<br>although more than six (6) months<br>from the date of sale has expired.<br>It is thereupon this 10th day of<br>March, 2014, by the Circuit Court<br>for Prince George's County; |
| and<br>JAMES M. BURKE, TRUSTEE<br>and<br>RL BB ACQ III-MD SHP, LLC<br>and<br>PRINCE GEORGE'S COUNTY<br>And heirs, devisees, personal repre-<br>sentatives, and executors, adminis-<br>trators, grantees, assigns or<br>successors in right, title, interest,<br>and any and all persons having or<br>claiming to have any interest in the<br>property and premises situate in the<br>County of Prince George's<br>Property Address: 4900 Silver Hill<br>Rd<br>Account Number: 06 0575175<br>Description: Parcel E-1 14,683.0000<br>Sq. Ft. & Imps Suit-<br>land-1st Addn<br>Assmt: \$446,800.00<br>Liber/Folio: 12283/578<br>Assessed To: Silver Hill Walk In                                 | Assessed To: Edwards, James<br>In the Circuit Court for<br>Prince George's County,<br>Maryland<br>CAE 14-04342<br>The object of this proceeding is to<br>secure the foreclosure of all rights of<br>redemption in the following prop-<br>erty in the State of Maryland,<br>County of Prince George's, sold by<br>the Collector of Taxes for the<br>County of Prince George's and the<br>State of Maryland to the plaintiff in<br>this proceeding:<br>Property Address: 2610 Phelps<br>Ave.<br>Account Number: 06 0422543<br>Description: Lot 6 & Adj W 25 Sq.<br>Ft. Lot 7 Eq 12000 Sq. Ft.<br>12,000.0000 Sq. Ft. & Imps. Phelps<br>2nd Addn Blk 4<br>Assmt: \$229,500.00<br>Liber/Folio: 06138/269<br>Assessed To: Edwards, James<br>The Complaint states, among other<br>things, that the amounts necessary<br>for redemption have not been paid,<br>although more than six (6) months<br>from the date of sale has expired.<br>It is thereupon this 10th day of<br>March, 2014, by the Circuit Court                                |

The Defendants are hereby in-formed 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 (3-20,3-27,4-3) 111040

#### ORDER OF PUBLICATION

Plaintiff

MD TL, LLC, RAI AS CUSTODIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014

is to hts of v. oropland, ld by THE ESTATE OF JOHN A. HARDY SR the d the and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF JOHN A HARDY SR.

THE KNOWN AND UNKNOWN

HEIRS OF THE ESTATE OF JOHN A. HARDY SR.

and

and

JOEL S. ARONSON, TRUSTEE and JENNIFER WELLMAN, Β. TRUSTEE and

MARTENS JOHNSON INSURANCE AGENCY, INC.

Frue Copy-Marilynn M. Bland, Clerk 111036 (3-20,3-27,4-3)

### ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014

Plaintiff

LENARD SON STARKS, JR. and

CAROLYN C. STARKS

and

STATE OF MARYLAND

and

And 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 the County of Prince George's

PRINCE GEORGE'S COUNTY

Property Address: 6816 Hillmeade Rd. Account Number: 14 1573278 Description: 10,025.0000 Sq. Ft. & Imps. Hillmeade Manor Lot 13 Blk В Assmt: \$226,300.00 Liber/Folio: 04976/183 Assessed To: Starks, Lenard S Jr & Carolyn C

> In the Circuit Court for Prince George's County, Maryland CAE 14-05590

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: 6816 Hillmeade Rd.

Account Number: 14 1573278 Description: 10,025.0000 Sq. Ft. & Imps. Hillmeade Manor Lot 13 Blk B Assmt: \$226,300.00 Liber/Folio: 04976/183 Assessed To: Starks, Lenard S Jr & Carolyn C

The Complaint states, among other things, that the amounts necessa for redemption have not been paid

Assmt: \$142,000.00 Liber/Folio: 32330/435 Assessed To: Meskelu, Henoc A.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 17th day of March, 2014, 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 general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 11th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 20th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be ren-dered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free

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

and clear of all encumbrances.

True Copy—Test: Marilynn M. Bland, Clerk 111131 (3-27,4-3,4-10)

### ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014 Plaintiff

BAYVIEW FINANCIAL LP

BAYVIEW LOAN SERVICING, LLC

#### and

and

#### PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 12202 Quintette Ln Account Number: 14 1601517 Description: 5,293.0000 Sq. Ft. & Imps. Northridge Plat 26 Lot 48 Blk J Assmt: \$291,700.00 Liber/Folio: 31961/331 Assessed To: Bayview Financial LP

In the Circuit Court for

#### and

#### PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 4520 Quid Place Capitol Heights, MD 20743 Account Number: 06 0422782 Description: 5,900.0000 Sq. Ft. & Imps. Coral Hills- Lot 11 Blk 11 Assmt: \$219,400.00 Liber/Folio: 02843/371 Assessed To: Barner, Dale V. (deceased) & Martha S. (deceased)

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

#### CAE 14-05858

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Marvland. 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: 4520 Quid Place Capitol Heights, MD 20743 Account Number: 06 0422782 Description: 5,900.0000 Sq. Ft. & Imps. Coral Hills- Lot 11 Blk 11 Assmt: \$219,400.00 Liber/Folio: 02843/371 Assessed To: Barner, Dale V. (deceased) & Martha S. (deceased)

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 24th day of March, 2014, 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 news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 18th day of April, 2014 Austria and Decompetent 2014, warning all persons interested in the said properties to be and appear in this Court by the 27th day of May, 2014, and redeem the Property, and answer the Complaint, or there-after a final judgment will be rendered foreclosing 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 111241 (4-3,4-10,4-17)

**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

11026 MARY DIGGES PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 24, 2003 and recorded in Liber 17423, Folio 180 among the Land Records of Prince George's Co., MD, with an original principal balance of \$204,350.00 and an original interest rate of 6.0% 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 Wing entrance, located on Main St.), on

#### APRIL 8, 2014 AT 11:54 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 ratifi-cation, 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 defaultion purchaser shall be to any surplus proceeder resulting defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200

Bethesda, MD 20814

(301) 961-6555

**LEGALS** 

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

# 15657 EASTHAVEN CT., UNIT #1105 I/R/T/A 15657 EAST HAVEN CT. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated July 27, 2006 and recorded in Liber 26056, Folio 180 among the Land Records of Prince George's Co., MD, with an original principal balance of \$202,500.00 and an original interest rate of 6.50000% 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

#### APRIL 8, 2014 AT 11:55 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 No. 1105, Building 11, I the Horizontal Property Regime known as "The Vistas at Bowie New Town Center Condominium" and more fully de-scribed 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation are not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any reparament agreement reinstated or paid off 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 ratifi-cation, 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 defaultion purchaser chall not the only surface resulting. defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

LEGALS

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

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

#### 1504 BAYTREE TERR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 18, 2006 and recorded in Liber 26066, Folio 622 among the Land Records of Prince George's Co., MD, with an original principal balance of \$448,000.00 and an original interest rate of 8.450% 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

#### APRIL 8, 2014 AT 11:56 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$66,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 ratifideposit without interest. If purchaser fails to settle within 10 days of ratifi-cation, 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 prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

<u>111083</u>

111084

(3-20, 3-27, 4-3)

(3-20,3-27,4-3)

<u>111085</u>

**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

# 4803 CLIRIEDEN LA. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 15, 2006 and recorded in Liber 25547, Folio 685 among the Land Records of Prince George's Co., MD, with an original principal balance of \$218,517.00 and an original interest rate of 3.5% 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 Wing entrance, located on Main St.), on

#### APRIL 8, 2014 AT 11:57 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser whether or not purchaser is a Maryland First Time payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or domaining physical possession of 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 ratifi-cation, 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

**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

# 509 70TH ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 28, 2007 and recorded in Liber 29270, Folio 183 among the Land Records of Prince George's Co., MD, with an original principal balance of \$220,000.00 and an original interest rate of 7.37500% 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

#### APRIL 8, 2014 AT 11:58 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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 ratifi-cation, 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

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 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

#### APRIL 8, 2014 AT 11:59 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser whether or not purchaser is a Maryland First Time payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the borrower entered into any repayment agreement, reinstated or paid off 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 ratifi-cation, 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 prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20, 3-27, 4-3)111087 (3-20.3-27.4-3)111088 (3-20, 3-27, 4-3)

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

#### 5452 85th Avenue, #T3, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Fannie Mae Jackson, dated February 5, 2008, and recorded in Liber 29404 at folio 370 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

# APRIL 15, 2014

AT 9:01 AM

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

UNIT NUMBER 5452-T3 IN THE SUBDIVISION KNOWN AS CARROLLAN GARDENS CONDOMINIUM AS PER PLAT RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK NLP 112 AT PLATS 59 THROUGH 68, AMONG THE RECORDS BEING IN THE 20TH 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 \$13,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 pur-chaser. If the Substitute Trustees are unable to convey good and marketable chaser. 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

(3-27,4-3,4-10) 111157

# LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-336

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

#### Improved by premises known as

#### 16701 Wardlow Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Shelby L Nestor and Daniel L Nestor, dated July 24, 2012, and recorded in Liber 34074 at folio 613 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

#### APRIL 15, 2014

#### AT 9:04 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED ONE (1), IN BLOCK NUMBERED TWENTY FOUR (24), AS SHOWN ON PLAT ENTI-TLED "SECTION THREE, BLOCKS 21, 22 ,23 & 24 & PART OF BLOCKS 14, 15 & 20, MARLBORO MEADOWS", WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 64 AT FOLIO 94.

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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 pur-chaser. If the Substitute Trustees are unable to convey good and marketable chaser. 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

111158

APRIL 15, 2014 AT 9:09 AM

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

ALL THE PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN NINETH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, STATE OF MARYLAND: LOT NUMBERED FIFTY-SEVEN (57), IN BLOCK LET-TERED "A", PLAT NLP 109/18. PLAT TWO, CLINTON VIEW. BEING MORE FULLY DESCRIBED IN A DEED DATED 1/10/97 AND RECORDED 1/21/97 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND, IN DEED VOLUME 11228 AND PAGE 146 THE IMPROVEMENTS THEREON BEING KNOWN AS 8806 JUNALUSKA TERRACE, CLINTON, MARYLAND - 20735.

The property is improved by a dwelling.

Street, on

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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public 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 for the payment of the ground rent escrow. chaser. 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 re-fund 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

<u>111163</u>

(3-27,4-3,4-10)

(3-27,4-3,4-10)

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

**LEGALS** 

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

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

**LEGALS** 

LEGALS

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

# **IMPROVED REAL ESTATE** THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL

**REVENUE SERVICE.** 

Improved by premises known as

8806 Junaluska Terrace, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Nokama Smith aka Nokama J Smith, dated June 3, 1997, and recorded in Liber 11470 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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### Improved by premises known as

#### 2604 Markham Lane, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Sandra Kalu, dated November 20, 2009, and recorded in Liber 31385 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

#### APRIL 22, 2014

#### AT 9:09 AM

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

"LOT NUMBERED THIRTY THREE (33), PARCEL A, BLOCK X, KENT-LAND" AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 164, AT PLAT 19 BEING THE FEE SIMPLE PROPERTY WHICH, BY DEED DATED AUGUST 11, 2004, AND RECORDED IN THE LAND RECORDS OF THE COUNTY OF PRINCE GEORGE'S, MARYLAND, IN LIBER 20855, FOLIO 569, WAS GRANTED AND CONVEYED BY MICHAEL SNYDER AND PETER D. FAS-TOW, SUB TRUSTEES UNTO CB KENTLAND, LLC, HEREIN GRANTOR.

The property is improved by a dwelling.

111255

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 \$28,000.00 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 Successful the average the successful to the at the successful to the sale by the construction. annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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. Condominum 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 pur-chaser. 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 re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale fund 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

THE **PRINCE GEORGE'S POST** 



#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### Improved by premises known as

#### 14108 Silver Teal Way, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Nancy Jackson, dated November 10, 2005, and recorded in Liber 24110 at folio 766 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

#### APRIL 22, 2014

#### AT 9:05 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 32. AS SHOWN ON THE PLAT ENTITLED PLAT ELEVEN, "PERRYWOOD", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK 168, FOLIO 30. WHICH HAS AN ADDRESS OF 14108 SILVER TEAL WAY, UPPER MARLBORO, MARYLAND 20774. THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 14108 SIL-VER TEAL WAY, UPPER MARLBORO, MARYLAND 20774

The property is improved by a dwelling.

**To Subscribe** 

<u>111251</u>

(4-3,4-10,4-17)

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 \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. 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 re-fund 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 physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

#### Improved by premises known as

#### 10908 Rhodenda Avenue, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Mary D Mayo and William Mayo, dated October 25, 2007, and recorded in Liber 28885 at folio 661 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 Stroot on Street, on

#### APRIL 22, 2014

#### AT 9:08 AM

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

LOT NUMBER TWENTY-SIX (26), IN BLOCK NUMBERED THIRTY-ONE (31), IN THE SUBDIVISION KNOWN AS "SECTION TEN, HOLLAWAY ES-TATES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK WWW64, AT PLAT 6, BEING IN THE 11TH ELECTION DISTRICT OF SAID COUNTY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS. PROPERTY ALSO KNOWN AS: 10908 RHODENDA AVENUE, UPPER MARLBORO, MD 20772.

#### 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 annum from date of sale to the date the funds are received in the off of oper the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. 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 re-fund 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 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

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

(4-3,4-10,4-17) <u>111254</u>

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Or

email brendapgp@gmail.com

(4-3,4-10,4-17)

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

#### Improved by premises known as

#### 7609 Lotus Court, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Chantel Upshur Myles, dated April 22, 2004, and recorded in Liber 19669 at folio 072 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

#### APRIL 15, 2014 AT 9:05 AM

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

LOT NUMBERED NINE (9) IN BLOCK LETTERED "B" IN THE SUBDIVI-SION KNOWN AS "LAURELTON TOWNHOUSES, PLAT 1" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 69 AT PLAT NO. 64. AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND.

#### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer cretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 fitteen days of ratification the dense the funds are received and the propwithin fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement 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 pur-chaser. 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 re-fund 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 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

(3-27,4-3,4-10)

111160

111159

# **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

#### 16308 Epsilon Court, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Lori M Jamison and Brian D Jamison, dated June 23, 2003, and recorded in Liber 17825 at folio 520 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

#### APRIL 15, 2014 AT 9:06 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 5 IN BLOCK "E", AS SHOWN ON THE PLAT ENTITLED "PLAT TWENTY-TWO, LOTS 1 THRU 16, BLOCK "E", COVINGTON", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND IN PLAT BOOK VJ 157 AT PLAT NO. 78.

#### 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement 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 pur-chaser. If the Substitute Trustees are unable to convey good and marketable chaser. 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 re-fund 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.

# **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 6210 Kinsey Terrace, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Eric L Briscoe and Tonia Briscoe, dated May 26, 2009, and recorded in Liber 30751 at folio 417 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

#### APRIL 15, 2014

#### AT 9:08 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 43, BLOCK D, AS SHOWN ON THE PLAT TEN ENTITLED GLENN ESTATES, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 154 FOLIO 77. THE IMPROVE-MENTS THEREON BEING KNOWN AS 6210 KINSEY TERRACE, LAN-HAM, MARYLAND - 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 \$50,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public there and accessments purchaser 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 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 pur-chaser. 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 re-fund 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 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

(3-27, 4-3, 4-10)

<u>111162</u>

LEGALS

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

# LEGALS

LAURA H. G. O'SULLIVAN, et al.,

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

# LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### Improved by premises known as

#### 3809 32nd St, Mount Rainier, Maryland 20712

By virtue of the power and authority contained in a Deed of Trust from Charles C Clairdy, dated March 15, 2007, and recorded in Liber 28181 at folio 342 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

#### APRIL 15, 2014

#### AT 9:10 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TEN (10) IN BLOCK NUMBERED EIGHT (8), IN THE SUBDIVISION KNOWN AS "ROGER'S SECOND ADDITION TO MOUNT RAINIER" AS PER PLAT RECORDED IN PLAT BOOK BDS 1, PLAT NUMBERED 48, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING KNOWN FOR ASSESSMENT PURPOSES AS "EDGEMONT".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 pur-chaser. If the Substitute Trustees are unable to convey good and marketable chaser. 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

THE

**PRINCE GEORGE'S POST** 

111164

(3-27,4-3,4-10)

111170

#### 301-490-3362

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

#### Improved by premises known as

#### 5330 Stoney Meadow Drive, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Anesia Smith, dated June 22, 2007, and recorded in Liber 28235 at folio 037 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 Court-house, which bears the address 14735 Main Street, on

#### APRIL 15, 2014

#### AT 9:18 AM

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

LOT NUMBERED 134, IN THE SUBDIVISION KNOWN AS "PLAT THREE, REGENCY MEADOWS", IN THE SPAULDING ELECTION NO. 6, AS PER PLAT RECORDED IN PLAT BOOK VJ 157 AT PLAT NO. 1 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 \$28,000.00 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 re-fund 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

**To Subscribe** 

301-490-3361

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

#### Improved by premises known as

#### 1310 Nome Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Estate of Gloria D Holmes, dated January 8, 2007, and recorded in Liber 27284 at folio 148 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

#### APRIL 15, 2014

#### AT 9:17 AM

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED "D" IN THE SECTION NUMBERED ONE (1) IN THE SUBDIVISION KNOWN AS "CHAPEL OAKS" AS PER PLAT RECORDED IN PLAT BOOK BB 8, PLAT 82, 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 \$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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement erty will be resold at the risk and cost of the detaulting 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 pur-chaser. If the Substitute Trustees are unable to convey good and marketable chaser. 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 re-fund 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

111169

(3-27,4-3,4-10)

CALL 301.627.0900

Or

email brendapgp@gmail.com

Subscription price is \$15 a year. Give us your contact information -Name and Address

(3-27,4-3,4-10)

We accept Visa and MC

**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

# 6109 LANDOVER RD. CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated March 17, 2006 and recorded in Liber 24836, Folio 662 among the Land Records of Prince George's Co., MD, with an original principal balance of \$311,200.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public aucting occurred under the for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### APRIL 8, 2014 AT 11:40 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

# 931 VAUXHALL RD. HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated July 11 2006 and recorded in Liber 25998, Folio 138 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 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

APRIL 8, 2014 AT 11:41 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 the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratifidefaults 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 prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

#### (3-20, 3-27, 4-3)

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

# 12803 CHEVAL CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 26956, Folio 136 among the Land Records of Prince George's Co., MD, with an original principal balance of \$224,000.00 and an original interest rate of 4.9000% 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

#### APRIL 8, 2014 AT 11:42 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the 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 ratifidefaults 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 prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

111069

(3-20, 3-27, 4-3)111070

111071

(3-20, 3-27, 4-3)

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) East West Highway

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

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

# 6064 SOUTH HIL MAR CIR. A/R/T/A 6064 SOUTH HILL MAR CIR. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated December 13, 2006 and recorded in Liber 26684, Folio 196 among the Land Records of Prince George's Co., MD, with an original principal balance of \$237,106.00 and an original interest rate of 6.0% 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

#### APRIL 8, 2014 AT 11:43 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but bet lightly the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. 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 ratifi-cation, 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 defaultion purchaser heat not the original parts are privated a property at the risk and cost of the defaulting purchaser. defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

Bethesda, MD 20814 (301) 961-6555

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

# 1836 METZEROTT RD., UNIT #1211 HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated June 26, 2008 and recorded in Liber 29887, Folio 478 and re-recorded in Liber 30283, Folio 211 among the Land Records of Prince George's Co., MD, with an original principal balance of \$108,300.00 and an original interest rate of 6.000% 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 on

#### APRIL 8, 2014 AT 11:44 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 1211 and Parking Space Numbered P-37 in a condo-minium 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" conation and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan corrigor including, but pat limited to datermination of whether 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 reselu oven if even surplus proceeds resulting the property at the risk and cost of the defaulted purchaser. from said resale even if such surplus results from improvements to the prop-erty 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

Bethesda, MD 20814 (301) 961-6555

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

# 93 CABLE HOLLOW WAY, UNIT #32-2 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 15, 2006 and recorded in Liber 26693, Folio 668 among the Land Records of Prince George's Co., MD, with an original principal balance of \$304,500.00 and an original interest rate of 1.6700% default having occurred under the burned before the Control to the Contr 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

#### APRIL 8, 2014 AT 11:45 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 32-2 in the Cinnamon Ridge horizontal property release as set forth on the "Plat of Condominium, Subdivision-Cinnamon Ridge" 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any cuch event this sale shall be pull and void 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 prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20,3-27,4-3) 111073 (3-20, 3-27, 4-3)111074 (3-20,3-27,4-3)

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 102 Big Chimney Branch, Unit 18-1, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Renee Stephens, dated August 14, 2006, and recorded in Liber 26001 at folio 011 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

#### APRIL 15, 2014 AT 9:20 AM

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

ALL THAT PIECE OF PARCEL OF IMPROVED LAND SITUATE LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND DE-SCRIBED AS FOLLOWS TO WIT:

UNIT NUMBERED 18-1 IN A HORIZONTAL PROPERTY REGIME KNOWN AS "CINNAMON RIDGE CONDOMINIUM, AS SHOWN ON A PLAT OF CONDOMINIUM SUBDIVISION ENTITLED CINNAMON RIDGE CONDO-MINIUM RECORDED IN PLAT BOOK WWW 88 AT FOLIOS 46, ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND, TOGETHER WITH THE UTILITIES AND OTHER APPURTE-NANCES TO SAID UNIT, WHICH UNIT AND APPURTENANCES HAVE BEEN MORE SPECIFICALLY DEFINED IN THE MASTER DEED RECORDED IN LIBER 4330 AT FOLIO 417 AND AMENDMENT 9, IF ANY, AND INCLUDING THE IN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPURTENANT TO SAID UNITS AS SUCH INTEREST MAY BE LAWFULLY REVISED OR AMENDED FROM TIME TO TIME PURSUANT TO SAID MASTER DEED.

BEING THE SAME PROPERTY DESCRIBED IN LIBER 4374, FOLIO 235. TO-GETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREUPON, ERECTED, MADE OR BEING, AND ALL AND EVERY, THE RIGHTS, AL-LEYS, WAYS, WATERS, PRIVILEGES, APPURTENANCES AND ADVAN-TAGES TO THE SAME BELONGING OR IN ANYWISE APPERTAINING.

#### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the 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. purchase price is to be paid within inteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 pur-chaser. 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 re-fund 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 have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining 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

# 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

#### 4803 River Valley Way #125, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Derrick Garnett, dated November 14, 2008, and recorded in Liber 30249 at folio 154 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

#### APRIL 15, 2014

#### AT 9:29 AM

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

UNIT NUMBER 125, PHASE 5, SECTION 1, IN "GLENSFORD CONDO-MINIUM", AS ESTABLISHED PURSUANT TO A CERTAIN DECLARATION OF CONDOMINIUM OF THE ARTERY ORGANIZATION, INC., A MARY-MINIUM", AS ESTABLISHED PURSUANT TO A CERTAIN DECLARATION OF CONDOMINIUM OF THE ARTERY ORGANIZATION, INC., A MARY-LAND CORPORATION, DATED MAY 24, 1987 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 6957 AT FOLIO 583 AND SUPPLEMENTED BY THE FIRST SUPPLE-MENTARY DECLARATION, RECORDED JUNE 24, 1988 IN LIBER 7007 AT FOLIO 309 AND THE SECOND SUPPLEMENTARY DECLARATION RECORDED JULY 21, 1988 IN LIBER 7031 AT FOLIO 864, AND THE THIRD SUPPLEMENTARY DECLARATION RECORDED AUGUST 15, 1988 IN LIBER 7057 AT FOLIO 488, AND THE FOURTH SUPPLEMENTARY DEC-LARATION RECORDED AUGUST 24, 1988 IN LIBER 7065 AT FOLIO 904 AND PURSUANT TO THE APPROPRIATE PLATS DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, RECORDED AMONG THE SAID LAND RECORDS IN PLAT BOOK NLP 138 AT PLATS 32 THROUGH 41, ALL INCLUSIVE AND PLAT NLP 139 AT PLATS 43 THROUGH 47, INCLU-SIVE, AND PLAT BOOK NLP 139 AT PLATS 43 THROUGH 47, INCLU-SIVE, AND PLAT BOOK NLP 139 AT PLATS 57 THROUGH 91, INCLUSIVE, AND PLAT BOOK NLP 140 AT PLATS 46 THROUGH 68, INCLUSIVE AND PLAT BOOK NLP 140 AT PLATS 64 THROUGH 68, INCLUSIVE AND PLAT BOOK NLP 140 AT PLATS 64 THROUGH 68, INCLUSIVE AND PARTICULARLY THE IMPROVEMENTS THERETO AND THE RIGHTS AND APPURTENANCES THERETO BELONGING OR APPERTAINING AND PARTICULARLY THE RIGHTS IN COMMON WITH OTHERS, IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE AFORESAID CONDOMINIUM AND ALL OTHER RIGHTS AND PRIVILEGES OF A CONDOMINIUM UNIT, SUBJECT TO CONDITIONS, LIMITATIONS, RESERVATIONS AND COVENANTS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM. DECLARATION OF CONDOMINIUM.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event 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 pur-chaser. 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 re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale fund 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.,

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-336

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

5003 Erie Street, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Noel W Spicknall, Mark Spicknall and Bonnie Spicknall, dated December 22, 2008, and recorded in Liber 30248 at folio 457 among the Land Records of PRINCE

GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, on

APRIL 15, 2014

AT 9:14 AM

ALL OF THE PIECE OR PARCEL OF REAL PROPERTY WITH IMPROVE-

MENTS THEREON SITUATE, LYING AND BEING IN THE COUNTY OF

PRINCE GEORGE'S STATE OF MARYLAND, DESCRIBED AS FOLLOWS

TO WIT: LOTS 2, 3 AND 4, BLOCK NO. 17, "ADDITION TO DANIELS

PARK" BERWYN, PRINCE GEORGE'S COUNTY, MARYLAND. THE IM-

PROVEMENTS THEREON BEING KNOWN AS 5003 ERIE STREET, COL-

The property will be sold in an "as is" condition and subject to conditions,

restrictions, easements, encumbrances and agreements of record affecting

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer

is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification

of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.

Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of

the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any raceon. Tayos

is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary

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 pur-chaser. 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 re-fund 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

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

the subject property, if any, and with no warranty of any kind.

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

LEGE PARK, MARYLAND - 20740.

The property is improved by a dwelling.

### 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 7227 16th Avenue, Takoma Park, Maryland 20912

By virtue of the power and authority contained in a Deed of Trust from Herbert Garcia, dated May 9, 2007, and recorded in Liber 27943 at folio 428 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

#### APRIL 15, 2014

#### AT 9:26 AM

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

LOT NUMBERED THIRTY-FIVE (35) IN BLOCK LETTERED "G" IN THE SUBDIVISION KNOWN AS "CAROLE HIGHLANDS", AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND IN PLAT BOOK 10 AT PLAT 70.

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

111174

(3-27,4-3,4-10)

(3-27,4-3,4-10)

# 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

(3-27.4-3.4-10)

111231

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

<u>111171</u>

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

#### 6309 59th Avenue, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Bev-erly C Pryce and Joslyn K. Pryce, dated October 7, 2004, and recorded in Liber 21460 at folio 715 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

#### APRIL 15, 2014

AT 9:12 AM

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

ALL THOSE LOT (S) OF GROUND, SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY : LOTS NUMBERED EIGHT (8) AND NINE (9) IN BLOCK NUMBERED FIF-TEEN (15) IN THE SUBDIVISION KNOWN AS "RIVERDALE HEIGHTS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK RNR 2A, PLAT 42, AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARY-LAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 6309 59TH AVENUE, RIVERDALE, MARYLAND - 20737.

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 f the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public 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 pur-chaser. 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

111166

111167

(3-27, 4-3, 4-10)

### 717 Marcy Avenue, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Tanisha Whitaker, dated August 31, 2006, and recorded in Liber 26224 at folio 030 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

#### APRIL 15, 2014

#### AT 9:22 AM

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

LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTERED S IN THE SUB-DIVISION KNOWN AS GLASSMANOR AS PER PLAT OF SAID SUBDIVI-SION RECORDED IN PLAT BOOK WWW 23, AT PLAT 80, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 12TH 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 \$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 re-fund 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

<u>111172</u> (3-27,4-3,4-10) PRINCE ТНЕ GEORGE'S POST Call 301-627-0900 Fax 301-627-6260

(3-27, 4-3, 4-10)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Isaac L. Jones and Mary F. Jones

# Defendant(s) In the Circuit Court for

Prince George's County, Civil Case No. CAEF 13-35371

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$12,339.64.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25. 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk (4-3,4-10,4-17) 111348

### **ORDER OF PUBLICATION**

Plaintiff

MD TL, LLC, RAI AS CUSTODIAN 53 E Broadway, 1st Floor

Property Address: 7515 Epping Ave, Fort Washington, MD 20744 Account Number: 12 1205400 Description: 15,075.0000 Sq. Ft. & Imps. Rosedale Estates, Lot 21, Blk Assmt: \$193,700.00 Liber/Folio: 06883/157 Assessed To: Vest, Ronald E & Cosey, Alma C

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 24th day of March, 2014, by the Circuit Court for

ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 18th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 27th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemution foreclosing 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

111239 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Lance Sahady and Dena Sahady

#### Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No.

# CAEF 13-36523

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$24,083.07.

The property sold herein is One 182,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 909 621, 602 679 770, 770, 770, 770,

# NOTICE OF REPORT

LEGALS

# **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Kevin Quinton Mikell

# Defendant(s)

### In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36522

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$35,822.34.

The property sold herein is One 273,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor. a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111350 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

#### Daniel C. Zickefoose, Esq., Assignee, Plaintiff v.

Tiffani A. Marks

### Defendant(s)

### In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36521

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$44,731.38.

The property sold herein is One 525,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration") Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk <u>111351</u> (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Linda J. Fitzgerald and Rosalyn V. Fitzgerald

#### Defendant(s)

LEGALS

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36520

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$32,748.54.

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

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

True Copy—Test: Marilynn M. Bland, Clerk 111352 (4-3,4-10,4-17)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Frances H. Needham and Thomas F. Needham

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36394

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$45,392.98.

The property sold herein is One 554,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration") Declaration").

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

#### True Copy—Test: Marilynn M. Bland, Clerk 111353 (4-3,4-10,4-17)

Bel Air, Maryland 21014

v.

RONALD E. VEST

and

ALMA C. COSEY

and

FA RESOLUTION COMPANY, INC. F/K/A UNION MORTGAGE COMPANY, INC.

and

THE LAST SURVIVING DIREC-TORS AND ASSIGNS OF FA RESO-LUTION COMPANY, INC. F/K/A UNION MORTGAGE COMPANY, INC

and

DAVID BULL, TRUSTEE

and

ANTHONY A. KEDER, TRUSTEE

and

THOMAS GRIFFIN, TRUSTEE

and

#### PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 7515 Epping Ave, Fort Washington, MD 20744 Account Number: 12 1205400 Description: 15,075.0000 Sq. Ft. & Imps. Rosedale Estates, Lot 21, Blk FF

Assmt: \$193,700.00 Liber/Folio: 06883/157 Assessed To: Vest, Ronald E & Cosey, Alma C

### In the Circuit Court for Prince George's County, Maryland CAE 14-05769

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, erty 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:

608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration") Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111349 (4-3,4-10,4-17)



# PRINCE GEORGE'S POST NEWSPAPER YOUR NEWSPAPER LEGAL RECORD 2/-0 Α 3 / - 6

ТНЕ

### NOTICE

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

vs.

Michelle E Bailey aka Michelle Bailey Defendant

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

# Civil No. CAEF 13-32125

ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7927 Mandan Road Unit #204, Greenbelt, Maryland 20770 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 21st day of April, 2014, 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 21st day of April, 2014 next.

The report states the amount of sale to be \$42,350.00.

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

(3-27,4-3,4-10) 111212

#### NOTICE

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

vs.

#### Lilibeth G Madamesila

### Defendant

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

Civil No. CAEF 13-30449 ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 4401 23rd Place, Temple Hills, Maryland 20748 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan,

et. al., Súbstitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014, 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 21st day of April, 2014 next.

The report states the amount of sale to be \$231,205.50.

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

111214 (3-27,4-3,4-10)

# NOTICE

# **LEGALS**

# NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Bus Stop Improvements and Handicap Access Ramps at Various Locations, Contract Number 881-H (D), will be received until April 18, 2014, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on March 24, 2014, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

| <u>QUANTITY</u> | <u>UNIT</u> | DESCRIPTION                                                |
|-----------------|-------------|------------------------------------------------------------|
| 4,000           | LF          | 12 Inch Wide Thermoplastic Cross<br>Walk Pavement Striping |
| 1,500           | LF          | 24 Inch Wide Thermoplastic Stop Bar<br>Pavement Striping   |
| 25,000          | LF          | Remove and Replace Concrete Curb<br>and Gutter             |
| 300,000         | SF          | Remove and Replace Concrete<br>Sidewalk                    |
| 25,000          | SY          | Remove and Replace Concrete<br>Handicap Access Ramp        |

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked 'Bus Stop Improvements and Handicap Access Ramps at Various Locations Contract Number 881-H (D)".

4. A Pre-Bidding Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on April 4, 2014, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project is Federally-funded and requires 35% MBE/DBE subcontracting.

> By Authority of -Rushern L. Baker, III County Executive

**COUNTY COUNCIL HEARINGS** 

COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, APRIL 8, 2014 COUNCIL HEARING ROOM

COUNTY ADMINISTRATION BUILDING

14741 GOVERNOR ODEN BOWIE DRIVE

1:30 P.M.

UPPER MARLBORO, MARYLAND

(3-20,3-27,4-3)

<u>111127</u>

the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 11th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 20th day of May, 2014, and redeem the Property,

Notice is hereby given that on Tuesday, April 8, 2014, the County Council of Prince George's County, Maryland, will hold the following public hear-

CB-4-2014 (DR-2) - AN ORDINANCE CONCERNING R-R ZONE for the purpose of permitting catering establishments in the R-R Zone under certain circumstances

# 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

#### 13800 Farnsworth Lane #5206, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Olufemi Okubadejo, dated August 19, 2005, and recorded in Liber 23232 at folio 247 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

# APRIL 15, 2014

### AT 9:16 AM

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

UNIT NO. 5206, IN PHASE 5, IN THE HORIZONTAL PROPERTY REGIME KNOWN AS "PHASE 5, NORMANDY PLACE CONDOMINIUM", AND BEING PART OF ALL THAT PROPERTY MORE PARTICULARLY DE-SCRIBED IN THE DECLARATION OF CONDOMINIUM FOR NORMANDY PLACE CONDOMINIUM DATED FEBRUARY 23, 1996 AND RECORDED MARCH 11, 1996 IN LIBER 10646 AT FOLIO 60 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND BY COSCAN NORMANDY PLACE, INC., A MARYLAND CORPORATION, DECLAR-ANT; AND SHOWN ON THOSE CERTAIN PLATS ENTITLED "PHASE 1, PLAT OF CONDOMINIUM SUBDIVISION FOR NORMANDY PLACE CONDOMINIUM, PARCEL H AND L, VILLAGES OF MARLBOROUGH, PLAT BOOK VJ 172, PLAT NOS. 67 AND 68 INCLUSIVE WHICH PLATS ARE RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK VJ 175 AT PLAT NOS. 52 THROUGH 58, INCLUSIVE. AS AMENDED AND EXPANDED BY: (I) SUPPLEMENTARY DECLARATION DATED SEP-TEMBER 25, 1997 AND RECORDED SEPTEMBER 29, 1997 IN LIBER 11681 AT FOLIO 51, AMONG THE AFORESAID LAND RECORDS; (II) PLATS EN-TITLED "PHASE 5, PLAT OF CONDOMINIUM SUBDIVISION FOR NOR-MANDY PLACE CONDOMINIUM, PARCELS H AND L, BLOCK J, VILLAGES OF MARLBOROUGH, PLAT BOOK VI 183, PLAT NOS. 31-37", WHICH PLATS ARE RECORDED MAY 22, 1998, AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK VJ 183 AT PLAT NOS. 31-37; INCLUSIVE; AND (III) ANY OTHER AMENDMENTS TO THE SAID DECLARATION AND PLATS. TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT STORAGE AREA NO. 14, LIMITED COM-MON ELEMENT GARAGE NO. 14 TOGETHER WITH THE ADJACENT LIMITED COMMON ELEMENT DRIVEWAY PROVIDING ACCESS THERETO, IN PHASE 5, NORMANDY PLACE CONDOMINIUM. TO-GETHER WITH A PRORATED UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF ESTABLISHED FOR THIS UNIT PURSUANT TO THE AFORESAID DECLARATION OF CONDOMINIUM FOR NOR-MANDY PLACE CONDOMINIUM AND BY-LAWS ATTACHED THERETO, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 10646 AT FOLIO 60. TOGETHER WITH THE IMPROVEMENTS THERETO AND THE RIGHTS AND APPURTE-NANCES THERETO BELONGING OR APPERTAINING AND PARTICU-LARLY THE RIGHTS IN COMMON WITH OTHERS OF A CONDOMINIUM OWNER IN SAID CONDOMINIUM, SUBJECT TO THE OBLIGATIONS OF SUCH OWNERS. SUBJECT TO AND WITH THE BENEFIT OF THE DECLA-RATION OF COVENANTS FOR NORMANDY PLACE CONDOMINIUM AND BY BY-LAWS ATTACHED THERETO AND FURTHER SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS AND RESER-VATIONS CONTAINED IN OR REFERRED TO IN THE SAID CONDO-MINIUM DOCUMENTS, AS AMENDED AND EXPANDED, AS IF RECITED AND STIPULATED AT LENGTH HEREIN.

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 \$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 ourchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for event and one of the defaulting purchaser.

Tuckerman St.

although more than six (6) months

and answer the Complaint, or there-after a final judgment will be ren-dered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

# & Imps. Riverdale Park Lot 87 Blk 1 Assmt: \$256,800.00 Liber/Folio: 10888/098 Assessed To: Hitt, Perry L.

ORDER OF PUBLICATION

Plaintiff

MD TL, LLC, RAI AS

53 E Broadway, 1st Floor

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

successors 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

Account Number: 19 2143212

Description: Resub 9,000.0000 Sq. Ft.

Property Address: 4600

grantees, assigns or

Tuckerman St.

Bel Air, Maryland 21014

CUSTÓDIAN

PERRY L. HITT

v.

and

trators,

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

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

CAE 14-05592

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

Account Number: 19 2143212 Description: Resub 9,000.0000 Sq. Ft. & Imps. Riverdale Park Lot 87 Blk 1 Assmt: \$256,800.00 Liber/Folio: 10888/098 Assessed To: Hitt, Perry L.

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

from the date of sale has expired. It is thereupon this 17th day of March, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

# MARILYNN M. BLAND

# this proceeding: Property Address: 4600

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

vs.

#### Charmaine M Harrod

#### Defendant

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

#### Civil No. CAEF 13-35544

ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9040 Continental Place, Hyattsville, Maryland 20785 attsville, Maryianu 20,00 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014, 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 21st day of

April, 2014 next. The report states the amount of sale to be \$123,200.00.

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

(3-27,4-3,4-10) <u>111220</u>

### NOTICE

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

Dorrie Smith-Cleere

### Defendant

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

Civil No. CAEF 13-32120

ORDERED, this 20th day of March, 2014 by the Circuit Court of Maryland, that the sale of the prop-erty at 7232 G Street, Capitol Heights, Maryland 20743 men-tioned in these proceedings, made and reported by Laura H. G. O'Sul-ivan et al. Scibilitation Tructoge be livan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014, 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 21st day of April, 2014 next.

The report states the amount of sale to be \$70,000.00.

(3-27,4-3,4-10)

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

111213

True Copy ·Test Marilynn M. Bland, Clerk 111129 (3-27,4-3,4-10)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF PEARL GARCIA-WARREN

Notice is given that Linton G Michael Warren whose address is 10101 Kathleen Drive, Fort Washington, MD 20744 was on March 18, 2014 appointed personal represen-tative of the estate of Pearl Garcia-Warren who died on December 20, 2013 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 18th day of September, 2014.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

LINTON G MICHAEL WARREN Personal Representative

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

Estate No. 95461 111232 (3-27,4-3,4-10)

Fax

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 Mel Franklin, Chairman

ATTEST: Redis C. Floyd Clerk of the Council

<u>111228</u>

vs.

ings

# NOTICE

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

> Substitute Trustees, Plaintiffs

EUGENE LOTT, JR. WANDA H. LOTT 10729 Willow Oaks Drive Bowie, MD 20721

#### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-32021

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10729 Willow Oaks Drive, Bowie, MD 20721 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of

April, 2014. The report states the purchase price at the Foreclosure sale to be \$270.500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111136</u>

Call 301-627-0900

301-627-6260

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

NOTICE

vs. DONNA LESLIE BILLY LESLIE 9309 Surratts Manor Drive Clinton, MD 20735

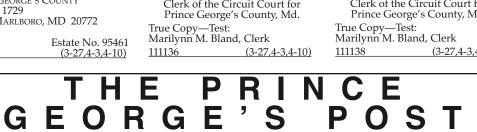
Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-33556

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9309 Surratts Manor Drive, Clinton, MD 20735 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

304.000.00.

Clerk of the Circuit Court for



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 pur-chaser. 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 re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining 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. (3-27,4-3) 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 111168

(3-27,4-3,4-10)

# **LEGALS**

Plaintiffs

v.

#### 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

Todd Lubar 13303 Burleigh Street Upper Marlboro, MD 20774

# Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-12451

Notice is hereby given this 24th day of March, 2014, 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 April, 2014, pro-vided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 24th day

April, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$307,017.28. The property sold herein is known as 13303 Burleigh Street, 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 111234 (3-27,4-3,4-10)

# 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

Deitrich Thompson 3122 Brinkley Road, Unit 4-101 Temple Hills, MD 20745

Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-11612

Notice is hereby given this 27th day of March, 2014, 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 28th day of April, 2014, 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 28th day

April, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$23,100.00. The property sold herein is known as 3122 Brinkley Road, Unit 4-101, Temple Hills, MD 20745

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

True Copy—Test: Marilynn M. Bland, Clerk 111345 (4-3,4-10,4-17)

successive weeks before the 18th

(3-27,4-3,4-10)

v.

MARILYNN M. BLAND

Prince George's County, Md.

day of April, 2014. The report states the purchase price at the Foreclosure sale to be

#### NOTICE

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

Substitute Trustees Plaintiffs vs.

MICHAEL O. ROBERTS RITA S. ROBERTS 4101 55th Avenue Bladensburg, MD 20710

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-24836

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 4101 55th Avenue, Bladensburg, MD 20710 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$160,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-20,3-27,4-3) 111094

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

NOTICE

Substitute Trustees Plaintiffs VS. CANDANCE M RIDDICK-TUE AKA CANDANCE M RIDICK TUE AKA CANDANCE M TUE DARRYL TUE 15603 Orchard Run Drive

Bowie, MD 20715-4608 Defendant(s)

# In the Circuit Court for Prince

# George's County, Maryland Case No. CAEF 13-18964

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings erty mentioned in these proceedings and described as 15603 Orchard Run Drive, Bowie, MD 20715-4608 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$523,456.88.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-20,3-27,4-3) 111093

# LEGALS

vs.

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

WILLIE EUGENE WILSON, JR. AKA WILLIE E. WILSON, JR.

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 13-37497

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County,

Maryland, that the sale of the prop-

erty mentioned in these proceedings and described as 4022 Lyons Street,

Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CON-

FIRMED, unless cause to the con-trary thereof be shown on or before

the 14th day of April, 2014 provided a copy of this NOTICE be inserted

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

sive weeks before the 14th day of

April, 2014. The report states the purchase price at the Foreclosure sale to be

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

(3-20,3-27,4-3)

True Copy—Test: Marilynn M. Bland, Clerk

\$135,000.00.

<u>111096</u>

vs.

Substitute Trustees,

Plaintiffs

Defendant(s)

Carrie M. Ward, et al.

4022 Lyons Street

Temple Hills, MD 20748

vs.

# NOTICE

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

Substitute Trustees, Plaintiffs

EDITH M BUTTERWORTH JAMES HERBERT BUTTERWORTH VALERIE BUTTERWORTH 6921 Gateway Boulevard District Heights, MD 20747

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-21016

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 6921 Gateway Boulevard, District Heights, MD 20747 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be chown on or before the 14th day of shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$91,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Marilynn M. Bland, Clerk 111098 (3-20,3-27,4-3) Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

NOTICE

vs. CHARLES NORMAN WILLIAMS, JR. VERA J WILLIAMS 12105 Tawny Lane Bowie, MD 20715

#### Defendant(s)

Substitute Trustees,

Plaintiffs

LEGALS

vs.

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30461

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 12105 Tawny Lane, Bowie, MD 20715 made and re-ported by the Substitute Trustee, will be RATIFIED AND CONwill be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$270,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111102 (3-20, 3-27, 4-3)

### NOTICE

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

> Substitute Trustees, Plaintiffs

HEYWARD BONAPARTE, III LATOYA M. WRIGHT-BONAPARTE 13911 Lord Fairfax Place Upper Marlboro, MD 20772

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28886

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13911 Lord Fairfax Place, Upper Marlboro, MD 20772 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$299,000.00.

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

<u>111109</u> (3-20,3-27,4-3)

# LEGALS

#### NOTICE

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

# Substitute Trustees, Plaintiffs

WILLIAM T. RAINS 8503 Laverne Drive Hyattsville, MD 20783

vs.

#### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-37640

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8503 Laverne Drive, Hyattsville, MD 20783 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of April, 2014 pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014.

the purchase The report states

# NOTICE Carrie M. Ward, et al.

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees, Plaintiffs vs. **IOHN L. HENDERSON** 

### 6431 Whitwell Court Fort Washington, MD 20744

# Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36539

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 6431 Whitwell Court, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014.

the purchase The report states price at the Foreclosure sale to be \$90.500.00.

# NOTICE

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

# FEKADU GONFA 5704 Carters Lane

### Riverdale, MD 20737 Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-17190

Notice is hereby given this 20th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5704 Carters Lane, Riverdale, MD 20737 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of

April, 2014. states the purchase he report

**LEGALS** 

# NOTICE

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

> Substitute Trustees, Plaintiffs

# In the Circuit Court for Prince

VS.

# George's County, Maryland Case No. CAEF 13-28885

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5723 Fisher Road, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014.

states the purchas o ronort price at the Foreclosure sale to be \$153,000.00.

NOTICE

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

Substitute Trustees Plaintiffs KENNETH S. GOODWIN, II

14207 Kathleen Lane Brandywine, MD 20613

# Defendant(s)

**LEGALS** 

vs.

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-32027

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14207 Kathleen Lane, Brandywine, MD 20613 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of April, 2014 pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014. The report states the purchase

# NOTICE

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

> Substitute Trustees Plaintiffs

LARRY HENRY FOGG 6221 58th Avenue Riverdale, MD 20737

#### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-19013

Notice is hereby given this 18th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6221 58th Avenue, Riverdale, MD 20737 made and rewill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of April, 2014.

states the nurcha price at the Foreclosure sale to be \$97,976.05.

Substitute Trustees, Plaintiffs VS.

ANTHONY C. WELLS, JR. 5723 Fisher Road Temple Hills, MD 20748

Defendant(s)

price at the Foreclosure sale to be \$265,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111148 (3-27,4-3,4-10)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111149</u> (3-27,4-3,4-10) price at the Foreclosure sale to be \$130,900.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111209</u> (3-27,4-3,4-10)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111137</u> (3-27, 4-3, 4-10) price at the Foreclosure sale to be \$389,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-27,4-3,4-10) <u>111141</u>

NOTICE

In the Circuit Court for Prince

George's County, Maryland

Civil No. CAEF 13-28701

March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-

erty at 11370 Cherry Hill Road #103, Beltsville, Maryland 20705 men-

tioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et. al., Substitute Trustees, be

ratified and confirmed, unless cause

to the contrary thereof be shown on or before the 21st day of April, 2014, next, provided a copy of this Notice

be inserted in some newspaper pub

lished in said County once in each

of three successive weeks before the

ORDERED, this 20th day of

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

Substitute Trustees

VS.

Elma Santos Melo

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

111145 (3-27,4-3,4-10)

# LEGALS

# NOTICE

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

vs.

Yang Yu and Zhihui Zhao

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

Defendants

#### Civil No. CAEF 13-35394

ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7004 Yellow Amber Court, Capitol Heights, Maryland 20743 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 21st day of April, 2014, 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 21st day of April, 2014 next.

The report states the amount of sale to be \$156,828.52.

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

(3-27,4-3,4-10)

111211

111210

# NOTICE

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

Lorrie Simmons Defendant

# In the Circuit Court for Prince

#### Civil No. CAEF 13-21132

ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4708 Amberfield Drive, 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 21st day of April, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three succes-

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

(3-27,4-3,4-10)

# NOTICE

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

#### Kanchan Rani and Tej Pal

#### Defendants In the Circuit Court for Prince

#### George's County, Maryland Civil No. CAEF 13-33400

ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 301 Biddle Road, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H. Ğ. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014, next, pro-vided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of April, 2014 next. The report states the amount of sale to be \$158,250.00.

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

111215 (3-27,4-3,4-10)

# NOTICE

**LEGALS** 

Laura H. G. O'Sullivan, et al., Substitute Trustees Plaintiffs vs. Roberto C Luna and Serafin Eleazar Zurita Espinoza

# Defendants

In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-27300

ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6120 85th Place, New Carroll-ton, Maryland 20784 mentioned in these proceedings, made and re-ported 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 21st day of April, 2014, next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the

21st day of April, 2014 next. The report states the amount of sale to be \$159,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for

(3-27,4-3,4-10)

Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk

21st day of April, 2014 next. The report states the amount of sale to be \$54,250.00.

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

111216 (3-27,4-3,4-10)

# NOTICE

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

Nanette McGraw

**LEGALS** 

Plaintiffs

Defendant

#### Defendant

#### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-30089

ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4220 71st Avenue, Landover Hills, Maryland 20784 mentioned in these proceedings, made and re-ported 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 21st day of April, 2014, 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 21st day of April, 2014 next.

The report states the amount of 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

111217

(3-27,4-3,4-10)

# E PRINCE GEORG POST NEWSPAPER YOUR NEWSPAPER OF LEGAL RECORD CALL: 301-627-0900 FAX: 301-627-6260

<u>111219</u>

Lorrie L Brown aka

# George's County, Maryland

April, 2014 next. The report states the amount of sale to be \$157,277.13.

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

1614 TAYLOR AVE. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 22, 1999 and recorded in Liber 13552, Folio 687 among the Land Records of Prince George's Co., MD, with an original principal balance of \$170,700.00 and an original interest rate of 8.0% 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

#### APRIL 8, 2014 AT 11:47 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 the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

#### 1270 PATRIOT LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated February 10, 2009 and recorded in Liber 30476, Folio 195 among the Land Records of Prince George's Co., MD, with an original principal balance of \$204,881.30 and an original interest rate of 10.13000% 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

#### APRIL 8, 2014 AT 11:48 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 the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property it the risk and cost of the defaulting purchaser. The defaulted purchaser. If Sub. Trustees are upid off the loan prior to the sale. In the surplus

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

#### 10129 PRINCE PL., UNIT # 302-12A UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 26, 2006 and recorded in Liber 25834, Folio 205 among the Land Records of Prince George's Co., MD, with an original principal balance of \$164,000.00 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

#### APRIL 8, 2014 AT 11:49 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 No. 302-12A 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is 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 file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may file

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

<u>111076</u>

(3-20,3-27,4-3)

111077

<u>(3-20,3-27,4-3)</u> 111078

(3-20,3-27,4-3)

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

LEGALS

# LEGALS

# BWW LAW GROUP, LLC

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

#### 7562 SOUTH ARBORY LA., UNIT #385 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated May 29, 2007 and recorded in Liber 28068, Folio 738 among the Land Records of Prince George's Co., MD, with an original principal balance of \$224,000.00 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

#### APRIL 8, 2014 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 numbered three hundred eighty-five (385), in building lettered "C-C", in the subdivision known as "Phase 12, Arbory 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the defaults under these terms, deposit shall be forfieted. The Sub. Trustees may then resell the property at the risk and cost of the dataulting purchaser. The defaulted purchaser, sole remedy, is law or equity, shall be to co

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

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

#### 2509 NICOL CIR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated December 26, 2003 and recorded in Liber 19273, Folio 484 among the Land Records of Prince George's Co., MD, with an original principal balance of \$322,700.00 and an original interest rate of 5.750% 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

#### APRIL 8, 2014 AT 11:51 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.

This property will be sold subject to utility liens on record.

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

LEGALS

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

#### 9617 GEENA NICOLE DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated March 13, 2007 and recorded in Liber 27450, Folio 565 among the Land Records of Prince George's Co., MD, with an original principal balance of \$607,000.00 and an original interest rate of 5.875% detault 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

#### APRIL 8, 2014 AT 11:53 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 \$65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(3-20,3-27,4-3) 111080

(3-20,3-27,4-3) 111082

(3-20,3-27,4-3)

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY FRANCES ORLOSKY

Notice is given that Leonard E. Or-losky whose address is 10315 Floral Drive, Hyattsville, MD 20783 was on March 11, 2014 appointed personal representative of the small estate of Mary Frances Orlosky who died on January 30, 2014 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the

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

#### LEONARD E. ORLOSKY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 96019 111338 (4-3)

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

Mary L Seldon 802 Rachel Court Hyattsville, MD 20785

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DOMINIQUE JOSEPH CELANGES

Notice is given that Emmeline Badette whose address is 1295 Amsterdam Ave, Apt 6B, New York, NY 10027 was on January 22, 2014 ap-Jobe/ was on January 22, 2014 appointed personal representative of the small estate of Dominique Joseph Celenges who died on Janu-ary 9, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

#### EMMELINE BADETTE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 93621 <u>111341</u> (4-3)

# **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

Lamont Bell, Personal Representative for the Estate of Beverly Hoes Kitmore I Bowie, MD 20715

# **LEGALS**

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

# DOROTHY D BECKER

Notice is given that Perry Becker whose address is 6 Hidden Valley Court, Silver Spring, MD 20904 and Barbara B Girard whose address is 170 Penn Drive, West Hartford, CT 06119 was on March 7, 2014 ap-pointed co-personal representatives of the estate of Dorothy D Becker who died on September 7, 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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of September, 2014.

Any person having a claim against the decedent must present the claim to 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 the decedent's death; or

(2) Two months 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 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.

PERRY J BECKER BARBARA B GIRARD **Co-Personal Representatives** 

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 Main Street 4th Floor UPPER MARLBORO, MD 20773 Estate No. 95853 111123 (3-20, 3-27, 4-3)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUANITA VENZADELL LOCKETT

Notice is given that Kenya Day whose address is 5214 Doppler Street, Capitol Heights, MD 20743 was on March 5, 2014 appointed personal representative of the estate of Juanita Venzadell Lockett who died on April 28, 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.

Any person having a claim against the decedent must present claim to the undersig ner 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

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD SETH WILSON

Notice is given that Dorothy Wilson whose address is 6609 Poplar Road, Suitland, MD 20746 was on March 10, 2014 appointed personal representative of the estate of Howard Seth Wilson who died on November 25, 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 10th day of September. 2014.

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

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

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

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

#### DOROTHY WILSON Personal Representative

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

#### Estate No. 96002 <u>111198</u> (3-27,4-3,4-10) NOTICE OF APPOINTMENT

#### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY CATHERINE GORMAN

Notice is given that Steven Matsudaira whose address is 111 New-town Road, P.O. Box 1585, Solomons, MD 20688 was on March 6, 2014 appointed personal repre-sentative of the estate of Mary Catherine Gorman who died on July 8, 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 6th day of

September, 2014. Any person having a claim against the decedent must present

# LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Leonard P

Schulze whose address is 9015 Adel-phi Road, Hyattsville, MD 20783

was on March 14, 2014 appointed personal representative of the estate of Franziska Schulze who died on

Further information can be ob-

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

All persons having any objection to the appointment shall file their objections with the Register of Wills

on or before the 14th day of Septem-

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

(1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992,

nine months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

LEONARD P. SCHULZE

Personal Representative

CERETA A. LEE

P.o. Box 1729

<u>111202</u>

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20772

Estate No. 95922

(3-27,4-3,4-10)

other delivery of the notice.

decedent's death: or

January 28, 2014 without a will.

tative or the attorney.

ber, 2014.

FRANZISKA SCHULZE

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF ELLEN CORETTA GREENE

Notice is given that William D Greene Jr. whose address is 6305 Capella Avenue, Burke, VA 22015 was on February 27, 2014 appointed personal representative of the estate of Ellen Coretta Greene who died on December 26, 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 27th day of August, 2014.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

#### WILLIAM D GREENE JR. Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 Main Street 4th Floor Upper Marlboro, MD 20773 Estate No. 95903 <u>111120</u> (3-20,3-27,4-3)

#### JUDITH SILBERMAN SILBERMAN LEGAL SERVICES 552 CHOPTANK COVE CT ANNAPOLIS, MD 21401 240-472-0002

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNE B NOVOTSKY

Notice is given that Richard J Meyer whose address is 1644 Co-manche Road, Arnold, MD 21012 was on February 27, 2014 appointed personal representative of the estate of Anne B Novotsky who died on February 1, 2014 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.

NOTICE OF JUDICIAL

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

In The Estate Of: LENORA MAXINE GOLDRING Estate No.: 95790

# PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ERICA T. DAVIS for Judicial Probate for the appointment of a personal represen-tative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on April 17, 2014 at 9:30 AM. This hearing may be transformed

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

Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35612

Notice is hereby given this 20th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 21st day April, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$122,000.00. The property sold herein is known as 802 Rachel Court, Hyattsville, MD 20785.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111222 (3-27,4-3,4-10)

#### NOTICE

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

> Substitute Trustees Plaintiffs

vs.

# OMAR R. SMITH 929 Capitol Heights Boulevard Capitol Heights, MD 20743

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-20984

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 929 Capitol Heights Boulevard, Capitol Heights, MD 20743 made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$139,683.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111099 (3-20,3-27,4-3)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00115

Defendant

Notice is hereby given this 20th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of April, 2014, 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 be-

fore the 21st day April, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$283,611.43. The property sold herein is known as 2512 Kitmore Lane, Bowie, MD 20715.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111223 (3-27,4-3,4-10)

### NOTICE

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

Substitute Trustees, Plaintiffs VS. HELEN SMITH 8630 Leslie Avenue Glenarden, MD 20706

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36536

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8630 Leslie Avenue, Glenarden, MD 20706 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th

day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$140.000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111103 (3-20, 3-27, 4-3) decedent's death, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or

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

KENYA DAY

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No.94940 <u>111121</u> (3-20,3-27,4-3)

# NOTICE

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

Substitute Trustees, Plaintiffs

ELAINE C.A.D IBRAHIM DIRO IBRAHIM 3004 Jaywick Court Fort Washington, MD 20744

vs.

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36361

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3004 Jaywick Court, Fort Washington, MD 20744 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$479,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111104 (3-20,3-27,4-3) 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or

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

#### STEVEN MATSUDAIRA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 94034 (3-20,3-27,4-3) <u>111122</u>

# NOTICE

Carrie M. Ward, et al.

vs.

4520 East West Highway, Suite 200 Bethesda, MD 20814 Substitute Trustees,

Plaintiffs LEROY A. SHAND

5278 West Boniwood Turn Clinton, MD 20735

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35626

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5278 West Boniwood Turn, Clinton, MD 20735 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th

day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$198,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-20,3-27,4-3) 111105

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

111205 (3-27,4-3)

> THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF: HELEN L. SHARPER

#### PUBLIC NOTICE OF CAVEAT

ESTATE NO: 93699

#### TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by JANICE V. ALMQUIST 693 New London Road, Newark, DE 19711 challeng-ing the will or codicil dated June 11, 2002 2002. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

<u>111203</u> (3-27,4-3)

# NOTICE

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

vs. Jeffery D Williams

#### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-28901

Defendant

ORDERED, this 20th day of March, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12211 Maycheck Lane, Bowie, Maryland 20715 mentioned in these proceedings, made and re-ported 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 21st day of April, 2014, next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 21st day of April, 2014 next.

The report states the amount of sale to be \$190,960.00.

| MARILYNN                             | M. BLAND        |
|--------------------------------------|-----------------|
| Clerk of the Circuit Court for       |                 |
| Prince George's County, Md.          |                 |
| True Copy—Test:<br>Marilynn M. Bland | , Clerk         |
| 111218                               | (3-27,4-3,4-10) |

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 27th day of August, 2014.

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

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

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

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

RICHARD J MEYER Personal Representative

| CERETA A. LEE                 |
|-------------------------------|
| REGISTER OF WILLS FOR         |
| PRINCE GEORGE'S COUNTY        |
| 14735 Main Street 4th Floor   |
| Upper Marlboro, MD 20773      |
| Estate No. 95784              |
| <u>111200</u> (3-27,4-3,4-10) |
|                               |

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

> In The Estate Of: DAVID DAVIS

Estate No.: 95484

# NOTICE OF JUDICIAL

PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ELIZABETH C. LEWIS-DAVIS for Judicial Pro-bate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Court-room D4010, Upper Marlboro, MD 20773 on May 15, 2014 at 9:30 AM.

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

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

111206

(3-27.4-3)

### NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed changes to the existing rules and new Rule and Regulation #79:

#### R.R. NO 1 - SALES TO OR POSSESSION BY UNDERAGE PERSONS:

- Pursuant to Sections 8-217 and 12-108 of Article 2B of the A. Annotated Code of Maryland, a licensee or any of his/her employees or agents, may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21.
- It is the responsibility of the licensee to determine, with B. reasonable certainty that the person to whom the sale is made is of legal age to purchase and/or consume the alcoholic beverages. A licensee may not allow any person under the age of 21 years old to consume or possess any alcoholic beverages on or around the premises. In disciplinary proceedings it shall not be a defense that an agent or employee of the licensee acted contrary to order or that a licensee did not participate in the violating action or actions.
- In determining, with reasonable certainty, that the person C. to whom the sale of an alcoholic beverage is made is 21 years old or older, the licensee may only accept as valid proof of age the following forms of identification (all of which must contain photographs):
  - Passport or U.S. Passport Card 1.
  - Permanent Resident Card (Green Card) issued by 2. the United States Government
  - 3. Identification card issued by the District of Columbia or State within the United States.
  - 4. Driver's License issued by the District of Columbia or State within the United States.
  - 5. Identification issued by any branch of the United States Armed Forces.

In order to be acceptable, the form of identification must be valid at the time of presentation.

#### R.R. NO. 2 – PRESENCE OF MINORS ON LICENSED PREMISES:

- Under the provisions of Section 8-217 of Article 2B it shall Α. be unlawful for any person under the age of eighteen (18) years to enter or remain upon any portion of a licensed premises of the holder of any Class B or Class D license between the hours of 10:00 p.m. and 6:00 a.m. where the privileges conferred by such a license are exercised, unless such person is in the immediate company of at least one of his/her parents, or of his/her legal guardian, or spouse or where the "on sale" privilege of the license has been waived or restricted.
- It is unlawful for any person to misrepresent the age of В. any person for the purpose of obtaining alcoholic beverages for a person under the age specified in R.R. No. 1 or for any person to obtain alcoholic beverages for the use of a person not entitled by reason of their age to possess alcoholic beverages. A licensee and its agent shall fully cooperate with law enforcement agencies when a possible misrepresentation is at issue.
- C. Licensee and its agent shall be responsible and held accountable to the Board for compliance by minors who are on the license premises.
- Bowling alleys Notwithstanding any other provision of D. this Rule and Regulation, a person shall be entitled to enter and remain upon any portion of the premises of the holder of a license granted under Article 2B of the Annotated Code of Maryland regardless of age, provided that the premises is being operated as a bona fide bowling alley and that the person is at the premises for the purpose of bowling. E.

# LEGALS

establishment who asks to see them. The Rules and Regulations must be produced immediately by the licensee or its agent upon request of the Board or its duly authorized inspector.

### R.R. NO. 79 – NUDITY AND SEXUAL DISPLAYS PROHIBITED:

- Pursuant to Section 10-405 of Article 2B of the 1. Annotated Code of Maryland, any violation of this section is cause at the Board's discretion for revocation of the alcoholic beverage license.
  - A licensee, a licensee's agent and employee must not permit or allow the licensed premises to be used for any sexual activity. A licensee, a licensee's agent or employee must not permit or allow any employee, patron, or other person present in the licensed premises to solicit any person for the purposes of prostitution, lewdness, or other sexual acts.
  - b. A licensee, a licensee's agent or employee must not permit or allow any person to appear in any act or other performance that is nude or in any clothing exposing any portion of the pubic hair, anus, vulva or genitals.
  - c. A licensee, a licensee's agent or employee must not permit or allow the premises to be used for the conduct, exhibition, or performance of any sexual act or simulation or depiction thereof.
  - A licensee, a licensee's agent or employee d. must not permit any patron of the licensed establishment to place any money or gratuity on or in the costume or clothing of such an entertainer. A licensee, a licensee's agent or employee must not permit any patron within six feet of any entertainer whose breasts or buttocks are exposed.
  - Motion pictures, still pictures, electronic or e. other visual reproductions. -- A person may not exhibit or show any motion picture film, still picture, electronic reproduction or other visual reproduction depicting sexual acts.
  - Attire and Conduct of Employees

2.

3.

- A licensee must not employ or use any a. person in the sale or service of alcoholic beverages in or upon the licensed premises who is nude or is in any clothing exposing to view any portion of the pubic hair, anus, buttocks, or genitals or the female breast below the top of the areola.
- b. A licensee must not employ or use any person to act as a hostess, host or who acts in a similar type capacity to mingle with the patrons while the hostess, host acting in a similar-type capacity is unclothed or in attire, costume or clothing exposing to view any portion of the pubic hair, anus, buttocks, or genitals or the female breast below the top of the areola;
- A licensee or its employees or agents must c. not encourage or permit any person on the licensed premises to touch, caress or fondle the breasts, buttocks, anus or genitals of any other person; or
- A licensee or its employees or agents must d. not permit any employee or person to wear or use any device or covering exposed to view, which simulates the breast, genitals, anus, pubic hair or any portion of it.

# LEGALS

# **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 04/21/2014. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. \$1,000.00 (one-thousand dollars) CASH Deposit required before bidding. The following may be inspected during normal business hours at the shops listed below. All parties claming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935

LOT#6948, 1997 GMC YUKON VIN# 1GKEK13R7VJ740778 TEMPLE HILLS TIRE CENTER 6101 LIVINGSTON RD OXON HILL

LOT#6999, 2002 LINCOLN LS VIN# 1LNHM87A32Y639137 LOTHIAN SUNOCO 5511 SOUTHERN MARYLAND BLVD LOTHIAN

LOT#7049, 2012 KAWASAKI VUL-CAN 900 VIN# JKAVN2D10CA046183 FREESTATE CYCLE CORP 6413 OLD ALEXANDRIA FERRY RD CLINTON

LOT#7116, 1999 MERCEDES CLK 320 VIN# WDBLJ65G8XF091415 ALTERNATIVE MOTORS 9615 LANHAM SEVERN RD SEABROOK

LOT#7125, 2002 LEXUS RX300 VIN# JTJHF10U720278419 EAST-WEST MOTORS INC 7105 VIRGINIA MANOR CT LAUREL

LOT#7126, 2002 FORD EXPEDI-TION VIN# 1FMRU16W82LA88435 MOTOR WORLD 5325 BEECH RD #26 MARLOW HEIGHTS

LOT#7127, 1970 CHEVROLET CHEVELLE VIN# 136370B115524 SOUTHERN MARYLAND AUTO REPAIR

735 N. POTOMAC AVE HAGERSTOWN

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

(4-3, 4-10)

#### NOTICE

IN THE MATTER OF: Danyell LaToyce Clark

111376

FOR THE CHANGE OF NAME TO

Danyell LaToyce Miller

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-05423

A Petition has been filed to change the name of Danyell LaToyce Clark to Danyell LaToyce Miller. The latest day by which an objec-tion to the Petition may be filed is

April 21, 2014. Marilynn M. Bland

Clerk of the Circuit Court for Prince George's County, Maryland <u>111360</u> (4-3)

#### NOTICE

IN THE MATTER OF: Maria Avelar

FOR THE CHANGE OF NAME TO: Maria Elena Martinez

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-05451

A Petition has been filed to change the name of Maria Avelar to Maria Elena Martinez.

The latest day by which an objection to the Petition may be filed is April 21, 2014.

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

111361 (4-3)

# NOTICE

IN THE MATTER OF: Joshua Devain Roach

FOR THE CHANGE OF NAME TO: Joshua Devain Price

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-04775

A Petition has been filed to change the name of Joshua Devain Roach to Joshua Devain Price.

The latest day by which an objection to the Petition may be filed is April 21, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland <u>111359</u> (4-3)

- The only identifications that are acceptable for establishing the age of a patron are identification (all of which must contain photographs):
  - Passport or U.S. Passport Card 6.
  - 7. Permanent Resident Card (Green Card) issued by the United States Government
  - Identification card issued by the District of 8. Columbia or State within the United States.
  - Driver's License issued by the District of Columbia 9. or State within the United States.
  - Identification issued by any branch of the United 10. States Armed Forces.

In order to be acceptable, the form of identification must be valid at the time of presentation.

#### R.R. NO. 10 - PUBLIC NUISANCES: LOITERING, PREMISES DETERI-ORATION RESTRICTION, CARRYOUT CUP RESTRICTION, AND TRASH AND DEBRIS RESTRICTIONS:

- A licensee may not permit any person to loiter or loaf in or A. around the licensed premises. This prohibition extends to persons standing in the parking lot or occupying vehicles in the parking lot.
- B. A licensee must keep the licensed premises in good repair and maintain an attractive appearance. The licensed premises must comply with all State and County laws, regulations and rules, including the proper display of all necessary permits.
- C. The holder of any class of license with an "off sale" privilege of any kind is prohibited from selling, offering for sale, giving away, offering to give away, or otherwise making available to patrons paper, plastic, Styrofoam, or any cup or drinking container (with or without ice) that could be used for the consumption of alcoholic beverages. This rule does not apply to convenience stores and grocery stores that in the normal course of business sells sleeves of cups in the original sealed and unopened factory package.
- D. A licensee may not permit trash and debris to accumulate in or around the licensed premises, its parking lot, or areas immediately adjacent to the licensed premises that might be frequented by patrons of the licensee. Trash and debris consisting of the remnants of alcoholic beverage products sold at the licensed establishment can be used as evidence that the licensee is in violation of this Rule and Regulation.

#### R.R. NO. 29 - LICENSEE'S RESPONSIBILITY:

- The licensee shall be personally responsible for making A. sure that the operation of the licensed premises and shall be responsible for violations committed not only by him/her but also by his/her agents, employees and operators.
- В. Licensees shall be responsible for ensuring that all employees engaged in the sale, service and handling of alcoholic beverages have a working knowledge of these Rules and Regulations. These Rules and Regulations shall be available on the licensed premises at all times and shall be immediately provided to any employee at the licensed

- Other Restrictions:
- A licensee may not provide any a. entertainment that is prohibited by law, ordinance, rule or regulation.
- A licensee may not permit any person to b. remain in or upon the licensed premises with any portion of his/her genitals or anus exposed to public view.

(4 - 3, 4 - 10)

A Public Hearing will be held on April 22, 2014 @ 12:00 noon. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

#### BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Diane M. Bryant March 31, 2014

<u>111371</u>

# LEGALS

#### **ADVERTISEMENT**

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Pro-posals 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 Opening/                                                                  |                     |
|---------------|---------------------------------------------------|-------------------------------------------------------------------------------|---------------------|
| Bid/Proposal  |                                                   | Closing                                                                       | Plan/Spec.          |
| <u>Number</u> | Description                                       | Date & Time                                                                   | <u>Deposit/Cost</u> |
| RFQ S14-064   | Solar Farm Projects<br>Public Private Partnership | Pre-Qualification<br>Conference: 4/14/<br>@ 10:00 a.m.<br>Closes: 5/9/14 at 3 |                     |

#### 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

6530 BENNSVILLE RD POMFRET

LOT#7128, 2007 CHRYSLER 300 VIN# 2C3KA53G97H682690 DARCARS COLLISION CENTER 5060 AUTH WAY MARLOW HEIGHTS

LOT#7129, 2007 CHEVROLET MALIBU VIN# 1G1ZS58F07F177719 CHAUDHRY TOWING & AUTO CARE 6100 ERDMAN AVE BALTIMORE

LOT#7130, 1971 CHEVROLET NOVA VIN# 114271W168990 SOUTHERN MARYLAND AUTO REPAIR 6530 BENSVILLE RD POMFRET

LOT#7131, 2008 VOLVO V70 VIN# YV1BW982X81032536 LUCAS PERFORMANCE 8840 WASHINGTON BLVD #B **JESSUP** 

LOT#7132, 1988 FORD F150 VIN# 1FTEF14N1JNA53570 MID-ATLANTIC MUFFLER & BRAKE 4407 YORK RD BALTIMORE

LOT#7133, 2003 TOYOTA CAMRY VIN# 4T1BE30K73U172595 BANNEX MOTORS & AUTO CARE 1825 BAKER ST BALTIMORE

LOT#7134, 1988 BAYLINER 27'5" HULL# BP1A84CDC888 MD#795AU COURTESY AUTO INC 4519 HARFORD RD BALTIMORE

LOT#7135, 2010 CHEVROLET SUBURBAN VIN# 1GNUKJE32AR250381 STAR VALLEY T/A AAMCO TRANSMISSIONS 7596 ANNAPOLIS RD LANHAM

LOT#7165, 2006 FORD F150 VIN# 1FTRX14W56NA51769 H&S AUTOMOTIVE

(4-3)

# NOTICE

IN THE MATTER OF: Darrick John Brewer

FOR THE CHANGE OF NAME TO: John Darrick Brewer

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

Case No. CAE 14-05465

A Petition has been filed to change the name of Darrick John Brewer to John Darrick Brewer. The latest day by which an objec-tion to the Petition may be filed is

April 21, 2014. Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 111362

(4-3)



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

#### 12703 Midstock Lane, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Debra A. Swann, dated August 26, 2010, and recorded in Liber 31997 at folio 588 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

#### APRIL 15, 2014 AT 9:24 AM

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

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH ALL THE IMPROVEMENTS, EASEMENTS AND APPURTENANCES THERE-UNTO BELONGING, SITUATED, LYING AND BEING IN THE 15TH DIS-TRICT OF PRINCE GEORGE'S COUNTY, MARYLAND, NAMELY: LOT NUMBERED TWELVE (12), IN BLOCK NUMBERED SEVENTEEN (17), IN THE SUBDIVISION KNOWN AS "SECTION ONE-B BRANDYWINE COUN-TRY", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 73 AT PLAT 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 12703 MIDSTOCK LANE, UPPER MARLBORO, MARYLAND - 20772.

#### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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. Condominum 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 pur-chaser. 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 re-fund 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 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

111173

(3-27.4-3.4-10)

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

#### 6301 Chew Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from David Bramwell Sr. and Peggy Bramwell, dated August 24, 2007, and recorded in Liber 28674 at folio 069 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute 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

#### **APRIL 8, 2014** AT 9:23 AM

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

LOT THREE (3) IN THE SUBDIVISION KNOWN AS PLAT ONE, ROSEHILL ESTATES, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK REP 193 AT PLAT NO. 49.

#### 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 \$77,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the or the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEOKGE'S COUNTY, Maryianu. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary 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 pur-chaser. 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 re-fund 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 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

111013

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

By virtue of the power and authority contained in a Deed of Trust from William K. Taylor, dated November 16, 2007, and recorded in Liber 29013 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

# LEGALS

#### NOTICE

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

Substitute Trustees, Plaintiffs

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

Carrie M. Ward, et al.

VS.

LEVAR RASHAWN FARRIOR 6506 America Boulevard, Unit # 712 Hyattsville, MD 20782-2091

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-23278

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 6506 America Boulevard, Unit # 712, Hyattsville, MD 20782-2091 made and reported by the Substitute Trustee will be by the Substitute Trustee, will be RATIFIED AND CONFIRMED, un-less cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$151,690.00.

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

(3-20,3-27,4-3)

# Oxon Hill, MD 20745 Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-32018

Substitute Trustees,

Plaintiffs

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 563 Wilson Bridge and described as 363 Wilson Bridge Drive, Unit #6762, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April 2014 provided a copy of this April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014. The report states the purchase

price at the Foreclosure sale to be \$35,500.00. MARILYNN M. BLAND Clerk of the Circuit Court for

(3-20,3-27,4-3)

### NOTICE

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

> Substitute Trustees Plaintiffs

ZAINAB KAMARA 5213 Newton Street, Unit #302 Bladensburg, MD 20710

#### Defendant(s)

vs

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-21076

Notice is hereby given this 11th day of March, 2014 by the Circuit Court for Prince George's County, Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 5213 Newton Street, Unit #302, Bladensburg, MD 20710 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of April. 2014 provided a copy of this April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 11th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$164,833.13.

#### MARILYNN M BLAND

Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111101

# NOTICE

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

Substitute Trustees, Plaintiffs

DOROTHEA T. FOWLKES 3007 Parkland Drive District Heights, MD 20747-2759

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-35937

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3007 Parkland Drive, District Heights, MD 20747-2759 made and reported by the Sub-stitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$106,500.00.

#### MARILYNN M. BLAND

**LEGALS** 

**IMPROVED REAL ESTATE** Improved by premises known as

3407 Aberdeen Street, Suitland, Maryland 20746

vs.

(3-20,3-27,4-3)

111100

Defendant(s)

vs.

JUAN E. TAYLOR

Unit #6762

563 Wilson Bridge Drive,

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

#### 3507 Taylor Street, Brentwood, Maryland 20722

By virtue of the power and authority contained in a Deed of Trust from Sal-vador A Sanchez Alvarado and Blanca E Sanchez Alvarado, dated January 23, 2008, and recorded in Liber 29504 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

#### APRIL 15, 2014

#### AT 9:11 AM

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

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS AND APPURTENANCES THEREUNTO BELONGING SITUATE, LYING AND BEING IN THE STATE OF MARY-LAND, NAMELY: BEING KNOWN AND DESIGNATED AS LOT NUM-BERED NINE (9) IN BLOCK NUMBERED ONE (1) IN THE SUBDIVISION KNOWN AS "THE BRENTWOOD COMPANY'S" AS PER PLAT THEREOF RECORDED IN LIBER JB 5 AT FOLIO 607 AND RE-RECORDED IN PLAT BOOK A AT FOLIO 10 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. PROPERTY ADDRESS: 3507 TAYLOR STREET, BRENTWOOD, MD 20722

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

(3-27, 4-3, 4-10)

LAURA H. G. O'SULLIVAN, et al.,

111006

#### **APRIL 8, 2014**

#### AT 9:13 AM

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED "D", IN THE SUBDIVI-SION KNOWN AS "PLAT ONE", FLEISCHMANS VILLAGE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK B.B. 10 AT PLAT 89, 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 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 pur-chaser. If the Substitute Trustees are unable to convey good and marketable chaser. 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 re-fund 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.

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

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111106 (3-20, 3-27, 4-3)

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111107</u> (3-20,3-27,4-3)

# NOTICE

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

Substitute Trustees Plaintiffs

vs. MICHELLE MUDD HEWITT H. MUDD 8313 Allentown Road Fort Washington, MD 20744

Defendant(s)

vs.

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36433

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 8313 Allentown Road, Fort Washington, MD 20744 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$84,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (3-20,3-27,4-3) 111108

Carrie M. Ward, et al.

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees, Plaintiffs

VAUGHN LESTER MURRAY 10700 Bickford Avenue Clinton, MD 20735

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-27056

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 10700 Bickford Avenue, Clinton, MD 20735 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 14th day of April, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three succes-

April, 2014. The report states the purchase price at the Foreclosure sale to be \$187,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 111110 (3-20, 3-27, 4-3)



(3-20,3-27,4-3)

# LEGALS

# LEGALS

V.

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff V.

Ianice Hogan and John Hogan

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-33415

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$30,564.90.

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

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

True Copy—Test: Marilynn M. Bland, Clerk (4-3,4-10,4-17) 111290

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff V.

Alissa C Deitz

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-33416

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$27,790.64.

The property sold herein is One 223,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11. 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk

111291 (4-3,4-10,4-17)

# **OF SALE** Daniel C. Zickefoose, Esq., As-

signee, Plaintiff

V.

NOTICE OF REPORT

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-33417

Corinne Marie Bachiller

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-Assignee, be RATIFIED AND foose, CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$60,534.46.

The property sold herein is One 416,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-Standard VOI Units humbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11. 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Marilynn M. Bland, Clerk <u>111292</u> (4-3.4-10.4-17)

Daniel C. Zickefoose, Esq., As-

In the Circuit Court for

Prince George's County, Civil Case No.

CAEF 13-33647

NOTICE is hereby given this 25th day of March, 2014, by the Circuit

Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the

contrary thereof be shown on or be-fore the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April 2014

The Report of Sale states the amount of the foreclosure sale to be

\$6,458.69. The property sold herein is One 50,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010

923-927, 1003, 1004, 1006, 1008, 1010,

1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116,

1118, 1120 that are situate within the

one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in

Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor,

MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard

VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11 2000 and reserved September 25

11, 2009 and recorded September 25,

2009 among the Land Records of Prince George's County, Maryland

("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration")

with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, MD.

(4-3,4-10,4-17)

True Copy—Test: Marilynn M. Bland, Clerk

Declaration").

111298

day of April, 2014.

\$6,458.69.

K. Alphonza Lashley

signee,

v.

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff V.

Darwin Sison Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-33642

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 25th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$11.082.47.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

# True Copy—Test: Marilynn M. Bland, Clerk

(4-3,4-10,4-17) <u>111293</u>

# **NOTICE OF REPORT OF SALE**

#### Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Meta Sherwood

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-33643

Defendant(s)

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$10,743.12.

The property sold herein is One 66,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration" with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

#### True Copy—Test: Marilynn M. Bland, Clerk

(4 - 3.4 - 10.4 - 17)111294

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Robert Holt and Jean Manigault-Holt

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-33644

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April 2014 day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$11,788.33.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County. Marvland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111295 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff v.

Carolyn G Cole

# In the Circuit Court for Prince George's County, Civil Case No.

Defendant(s)

#### CAEF 13-33645

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 25th days of April 2014 perfore the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$4,042.15.

The property sold herein is One 28,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111296 (4-3, 4-10, 4-17)

# **NOTICE OF REPORT OF SALE**

| Daniel C. Zickefoos<br>signee,<br>v. | e, Esq., As-<br>Plaintiff |
|--------------------------------------|---------------------------|
| John R Baum and<br>Annerose Baum     | Defendant(s)              |

# In the Circuit Court for Prince George's County, Civil Case No.

### CAEF 13-33646

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$26,170.99.

\$26,170.99. The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1016, 1108, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11 2000 and reserved Scatterpher 25 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") "Plats"), (the Declaration of the Plats, collectively, the "Timeshare Declaration") Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111297 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Plaintiff

Defendant(s)

# NOTICE OF REPORT **OF SALE**

### Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Heila Walker Owens Defendant(s)

# Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th

The Report of Sale states the amount of the foreclosure sale to be \$22,189.00.

\$22,189.00. The property sold herein is One 154,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104. 1012, 1014, 1016, 1018-1020, 1104, 1016, 1018, 1010, 1104, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 12 2000 and magned of Carter bar 25 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

| True Copy—Tes  | st:             |
|----------------|-----------------|
| Marilynn M. Bl | and, Clerk      |
| 111299         | (4-3,4-10,4-17) |

# **NOTICE OF REPORT**

In the Circuit Court for

Prince George's County, Civil Case No.

CAEF 13-33649

NOTICE is hereby given this 25th day of March, 2014, by the Circuit

Court for Prince George's County,

that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the

contrary thereof be shown on or be-

fore the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th

The Report of Sale states the amount of the foreclosure sale to be

56,947.26. The property sold herein is One 63,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-Standard VOI Units numbered 201-

217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010,

1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the

one Timeshare Unit (as defined in

Section 1.46 of the Master Condo-minium Declaration) located in

Building Q, Parcel No. Seventeen of

National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common

with the other undivided interest

owners of the aforesaid Standard

VOI Units in Capital Cove at Na-

tional Harbor, a Condominium (the

"Timeshare Project") as described in 'Declaration of Condominium for

Capital Cove at National Harbor, a Condominium" dated September

11, 2009 and recorded September 25,

2009 among the Land Records of Prince George's County, Maryland

("Land Records") in Liber 31006 folio 457 et seq., (the "Declaration")

with one or more plats attached (the "Plats"), (the Declaration and the

Plats, collectively, the "Timeshare

MARILYNN M. BLAND Clerk of the Circuit Court for

Prince George's County, MD.

(4-3,4-10,4-17)

True Copy—Test: Marilynn M. Bland, Clerk

Declaration").

111300

day of April, 2014.

\$8,947.26.

signee,

v.

| OF SA | LE |  |
|-------|----|--|
|       |    |  |

NOTICE OF REPORT **OF SALE** 

Daniel C. Zickefoose, Esq., As-Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Shawn Lyles and Cecil L Gerald and Catherine Lyles

Defendant(s)

# Vanessa P Gerald

Defendant(s)

Plaintiff

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-33651

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April 2014 day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$12,263.10.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111301 (4-3,4-10,4-17)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-33648 NOTICE is hereby given this 25th day of March, 2014, by the Circuit

day of April, 2014.

**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

# 4106 NORCROSS ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated August 22, 2008 and recorded in Liber 29973, Folio 313 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 1.64% 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

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the 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 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 ratifi-cation, 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 applied resulting. defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the roture of the denosit without interest the return of the deposit without interest.

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

BWW LAW GROUP, LLC

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

LEGALS

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

# 6306 23RD AVE. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated July 13, 2007 and recorded in Liber 28296, Folio 466 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 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

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation are not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off 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 ratifi-cation, 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the prop-erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

# LEGALS

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

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

# 12803 GLASGOW CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 28, 2005 and recorded in Liber 23357, Folio 571 among the Land Records of Prince George's Co., MD, with an original principal balance of \$330,000.00 and an original interest rate of 6.0000% 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

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the 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 ratifideposit without interest. If purchaser fails to settle within 10 days of rathi-cation, 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 prop-erty 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 Cir-cuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. the return of the deposit without interest.

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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

<u>111275</u>

(4-3,4-10,4-17) 111276 (4-3,4-10,4-17) <u>111277</u>

(4-3,4-10,4-17)

**LEGALS** 

LEGALS

**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

#### 3405 ORME DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated September 15, 2006 and recorded in Liber 26492, Folio 25 among the Land Records of Prince George's Co., MD, with an original principal balance of \$250,000.00 and an original interest rate of 2% 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 or the prince default of the second or the second o Wing entrance, located on Main St.), on

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation are assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether 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 ratifi-cation, 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 prop-erty by said defaulted purchaser. If Sub. Trustees are unable to convey either erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

**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 SEA PINES CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated May 23, 2007 and recorded in Liber 28218, Folio 469 among the Land Records of Prince George's Co., MD, with an original principal balance of \$513,000.00 and an original interest rate of 9.625% 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

#### APRIL 22, 2014 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$62,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation are assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any reparament agreement rejected or paid off 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 ratifi-cation, 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 prop-erty by said defaulted purchaser. If Sub. Trustees are unable to convey either erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

**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

# 10000 GREENSPIRE WAY BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 9, 2004 and recorded in Liber 20602, Folio 543 among the Land Records of Prince George's Co., MD, with an original principal balance of \$252,000.00 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 Wing entrance, located on Main St.), on

#### APRIL 22, 2014 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 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off 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 ratifi-cation, 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 prop-erty by said defaulted purchaser. If Sub. Trustees are unable to convey either erty 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 Cir-cuit 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

(4-3.4-10.4-17)111279 (4-3, 4-10, 4-17)111280 (4-3, 4-10, 4-17)



# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Sheila LeCount and Robert LeCount

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35367

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$8,649.00.

The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a ondominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111302 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Howard L. Miller and Nancy Miller

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35598

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$97,457.93.

The property sold herein is One 1,008,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk (4 - 3, 4 - 10, 4 - 17)111305

**LEGALS** 

# NOTICE OF REPORT **OF SALE**

LEGALS

V.

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Calvin W Wilson Jr and Karole Wilson Defendant(s)

### In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36391

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$79.514.98.

The property sold herein is One 782,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111306 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Joseph J Canastra and Laurie Corda

# In the Circuit Court for Prince George's County, Civil Case No.

Defendant(s)

CAEF 13-36392

NOTICE is hereby given this 26th day of March, 2014, by the Circuit ourt for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$37,100.07.

The property sold herein is One 346,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Proiect'') as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111307 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Helen C Scott Defendant(s)

#### In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35596

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$66,964.25.

The property sold herein is One 631,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration" with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111303 (4-3,4-10,4-17)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Tammie Hart-Smith and John Smith

#### Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35597

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$94,634.28.

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

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

| True Copy—Te   | st:             |
|----------------|-----------------|
| Marilynn M. Bl | and, Clerk      |
| 111304         | (4-3,4-10,4-17) |

v.

Plaintiff

Defendant(s)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

v.

Sylvia Butler

# Defendant(s) In the Circuit Court for

# Prince George's County, Civil Case No. CAEF 13-35599

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$26,418.47.

The property sold herein is One 315,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111308 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Plaintiff Daniel C. Zickefoose, Esq., Assignee, Plaintiff v.

#### Jacqueline J French and Thomas E Larsen

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No.

#### CAEF 13-35600

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFURMED unless cause to the CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; pro-vided, a copy of this order be nueu, a copy or this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$87,732.60.

587,732.60. The property sold herein is One 2,027,000/389,331,000 fractional fee simple undivided Designated Vaca-tion Ownership Interest (the "Des-ignated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 922,092,1101,1102,1102,1102,1107, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 12 2000 and meaned September 25 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaratic ") Declaration").

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

#### True Copy—Test: Marilynn M. Bland, Clerk 111309 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

In the Circuit Court for

Prince George's County, Civil Case No.

CAEF 13-35601

NOTICE is hereby given this 26th day of March, 2014, by the Circuit

Court for Prince George's County, that the sale of the property men-

tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-

fore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three

successive weeks before the 28th

The Report of Sale states the amount of the foreclosure sale to be

The property sold herein is One 538,000/2,855,944,500 fractional fee simple undivided Standard Vaca-

tion Ownership Interest in the 216 Standard VOI Units numbered 201-

217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 902-907, 1092-1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 1094, 109

923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116,

1118, 1120 that are situate within the one Timeshare Unit (as defined in

Section 1.46 of the Master Condo-

minium Declaration) located in

Building Q, Parcel No. Seventeen of

National Harbor Community, 250

Mariner Passage, National Harbor, MD 20745 as tenants in common

with the other undivided interest

owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the

"Timeshare Project") as described in "Declaration of Condominium for

Capital Cove at National Harbor, a

Condominium" dated September

11, 2009 and recorded September 25,

2009 among the Land Records of

Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration")

with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

Declaration").

111310

day of April, 2014.

\$49,489.06.

Mary C. Jenkins and Wilbert T Jenkins

signee,

v.

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$21,045.79.

The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q. Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

Declaration"). MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD.

| True Copy—Tes   | t:              |
|-----------------|-----------------|
| Marilynn M. Bla | nd, Clerk       |
| 111311          | (4-3,4-10,4-17) |

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Vickie I Adiele and Moses N Adiele

# In the Circuit Court for Prince George's County, Civil Case No.

Defendant(s)

#### CAEF 13-35632

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property menthat the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; pro-vided a convert of this order be vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$48,095.34.

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

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

#### True Copy—Test: Marilynn M. Bland, Clerk 111312 (4-3,4-10,4-17)

NOTICE OF REPORT **OF SALE** 

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Edwin R Johnston and Eleonore A. Johnston

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35633

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$217,612.93.

The property sold herein is One 3,759,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111313 (4-3.4-10.4-17)

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

(4-3,4-10,4-17)

M. Caroline Upchurch

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No.

CAEF 13-35631

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v.

Denise R Austin Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No.

#### CAEF 13-35634

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$90,080.44.

The property sold herein is One 763,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

| True Copy—Te                  | est:            |
|-------------------------------|-----------------|
| True Copy—Te<br>Marilynn M. B | land, Clerk     |
| 111314                        | (4-3,4-10,4-17) |

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v.

Lise A Sieber Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35635

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$93.108.53.

The property sold herein is One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111315 (4-3,4-10,4-17)

# LEGALS

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Harold R. Hotinger and

Sue S. Hotinger

V.

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35636

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$102,299.81.

The property sold herein is One fractional 843,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111316 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff V.

Jerry M. Dver and Anna M. Dyer

#### Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35637

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$45,426.10.

The property sold herein is One 360,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proiect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111317 (4-3,4-10,4-17)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Susan Kangelidis and Pavlos Kangelidis

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35368

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$33,720.00.

The property sold herein is One 250,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1016, 1018, 1010, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1114, 1116, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006 folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111318 (4-3,4-10,4-17)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Sandra Proverbs Brown and Leroy McLaurin

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35369

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$16,315.87.

The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County. Marvland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk <u>111319</u> (4-3,4-10,4-17)

LEGALS

Defendant(s)

# NOTICE OF REPORT **OF SALE**

#### Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Mary C. Day and Caroline E Day

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35370

NOTICE is hereby given this 25th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 25th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 25th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$22.044.68.

\$22,044.68. The property sold herein is One 205,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk (4-3, 4-10, 4-17)111320

# NOTICE OF REPORT **OF SALE**

| Daniel C. Zickefoose, | Esq., As-    | Daniel C. Zickefoose, I<br>signee, | Esq., As- |
|-----------------------|--------------|------------------------------------|-----------|
| signee,<br>v.         | Plaintiff    | V.                                 | Plai      |
| <br>Joanne Thompson   |              | Mary C. Day and<br>Caroline E Day  |           |
|                       | Defendant(s) |                                    | Defenda   |
| In the Circuit C      | Court for    | In the Circuit C                   | ourt for  |

# Prince George's County, Civil Case No.

### CAEF 13-35594

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of A pril 2014, profore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$43,334.35.

543,534.55. The property sold herein is One 413,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-517,204 206, 200, 202, 202, 401,402 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk (4-3,4-10,4-17) 111321

# NOTICE OF REPORT **OF SALE**

In the Circuit Court for

Prince George's County, Civil Case No.

CAEF 13-35638

NOTICE is hereby given this 26th day of March, 2014, by the Circuit

Court for Prince George's County,

that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the

contrary thereof be shown on or be-

fore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th

The Report of Sale states the amount of the foreclosure sale to be

The property sold herein is One 900,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-

217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010,

1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1114, 1112, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1

1118, 1120 that are situate within the

one Timeshare Unit (as defined in

Section 1.46 of the Master Condo-

minium Declaration) located in

Building Q, Parcel No. Seventeen of

National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common

with the other undivided interest

owners of the aforesaid Standard

VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the

"Timeshare Project") as described in "Declaration of Condominium for

Capital Cove at National Harbor, a Condominium" dated September

11, 2009 and recorded September 25,

2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration")

with one or more plats attached (the "Plats"), (the Declaration and the

Plats, collectively, the "Timeshare

MARILYNN M. BLAND Clerk of the Circuit Court for

Prince George's County, MD.

(4-3,4-10,4-17)

True Copy—Test: Marilynn M. Bland, Clerk

Declaration").

111322

day of April, 2014.

\$97,074.66.

Plaintiff

Defendant(s)

# NOTICE OF REPORT **OF SALE**

| Daniel C. Zickefoose, Esq., As-<br>signee, |              |  |
|--------------------------------------------|--------------|--|
| v.                                         | Plaintiff    |  |
| Aaron E Ross                               | Defendant(s) |  |
| In the Circuit Court for                   |              |  |

# Prince George's County, Civil Case No.

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th

The Report of Sale states the amount of the foreclosure sale to be \$98,956.32.

1012, 1014, 1016, 1018-1020, 1104, 1016, 1018, 1010, 1104, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 12 2000 and reserved Scatterphor 25 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration") Declaration").

MARILYNN M. BLAND

| True Copy—Tes<br>Marilynn M. Bla | t:             |
|----------------------------------|----------------|
| Marilynn M. Bla                  | nd, Clerk      |
| 111323                           | (4-3,4-10,4-17 |

# NOTICE OF REPORT

# **OF SALE**

signee,

v.

Daniel C. Zickefoose, Esq., As-

Plaintiff v. Lynnise A Clark

#### Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No.

#### CAEF 13-36385

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$45,493.16.

\$45,493.16. The property sold herein is One 923,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1016, 1108, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 1, 2000 and magned Contember 25 l, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration") Declaration").

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

#### True Copy—Test: Marilynn M. Bland, Clerk 111324 (4-3,4-10,4-17)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Edward G Nisbett

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36386

NOTICE is hereby given this 26th day of March, 2014, by the Circuit

Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$59,553.98.

The property sold herein is One 1,008,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111325 (4-3,4-10,4-17)

# CAEF 13-35639

day of April, 2014.

\$98,956.32. The property sold herein is One 913,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104,

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

7)

V.

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff V.

Steve P. Placanica and Mary Placanica

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36387

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$1,849.46.

The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proiect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk (4-3,4-10,4-17) 111326

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

James Muzeni and Patti Muzeni Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36388

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$85,180.84

The property sold herein is One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11. 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:

Marilynn M. Bland, Clerk 111327 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

LEGALS

V.

Daniel C. Zickefoose, Esq., Assignee, Plaintiff V.

Dexter P. Grant and Carolyn M. Grant

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-36389

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$91,559.36.

The property sold herein is One 854,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111328 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Arwen Gibbons

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35374

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$12,117.26.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration" with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111329 (4-3,4-10,4-17)

# **NOTICE OF REPORT OF SALE**

### Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Y.S. Abdullahi

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35375

Defendant(s)

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$36.091.65.

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

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

#### True Copy-Test: Marilynn M. Bland, Clerk

(4 - 3.4 - 10.4 - 17)111330

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Mark K Cato Sr and Chervl Cato

Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35376

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$17,377.55.

The property sold herein is One 126,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County. Marvland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111331 (4-3,4-10,4-17)

v.

Plaintiff

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plainti v.

June Wagner and Sheila Chamberlin

Defendant(s

# In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35377

NOTICE is hereby given this 26th day of March, 2014, by the Circuit day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$25,694.62.

The property sold herein is One 346,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111332 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

| ff | Daniel C. Zickefoose, Esq., As-<br>signee, Plaintiff | Danie<br>signee |
|----|------------------------------------------------------|-----------------|
|    | v.                                                   | v.              |
|    | Maria Rivera                                         | Willia          |
| 5) | Defendant(s)                                         |                 |
|    | In the Circuit Court for                             | Iı              |

# Prince George's County, Civil Case No.

# CAEF 13-35378

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$12,178.45.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

#### True Copy—Test: Marilynn M. Bland, Clerk 111333 (4-3,4-10,4-17)

# **NOTICE OF REPORT OF SALE**

| Daniel C. Zickefoose<br>signee,<br>v. | , Esq., As-<br>Plaintiff | Daniel C. Zickefoose<br>signee,<br>v. |
|---------------------------------------|--------------------------|---------------------------------------|
| William E. Kinsley                    | Defendant(s)             | George Brandt and<br>Myrna Brandt     |

#### In the Circuit Court for Prince George's County, Civil Case No.

#### CAEF 13-35595

NOTICE is hereby given this 26th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$80.555.29.

The property sold herein is One 665,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111334 (4-3,4-10,4-17)

#### **NOTICE OF REPORT NOTICE OF REPORT OF SALE**

Defendant(s)

#### **OF SALE** l C. Zickefoose, Esq., As-Daniel C. Zickefoose, Esq., As-

signee, Plaintiff v.

> Theodore Bracy and Freida Bracy Defendant(s)

# In the Circuit Court for Prince George's County, Civil Case No.

#### CAEF 13-36393

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$46,389.28.

The property sold herein is One 500,000/2,855,944,500 fractional fee simple undivided Standard Vaca tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1110, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1110, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1116, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1112, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1114, 1 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006 folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

#### True Copy—Test: Marilynn M. Bland, Clerk 111346 (4-3,4-10,4-17)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Jermaine A. Livingston and Javon L. Brown

Defendant(s)

### In the Circuit Court for Prince George's County, Civil Case No. CAEF 13-35372

NOTICE is hereby given this 27th day of March, 2014, by the Circuit Court for Prince George's County, that the sale of the property menthat the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$6,603.27.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacasimple undivided Standard Vaca-tion Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 802-807, 1002-1004, 1006, 1009, 1010 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111347 (4-3,4-10,4-17)

tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 28th day of April, 2014; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three

In the Circuit Court for

Prince George's County, Civil Case No.

CAEF 13-36390

NOTICE is hereby given this 26th day of March, 2014, by the Circuit

Court for Prince George's County,

that the sale of the property men-

The Report of Sale states the amount of the foreclosure sale to be \$42,958.96.

successive weeks before the 28th

day of April, 2014.

The property sold herein is One 354,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Marilynn M. Bland, Clerk 111335 (4-3,4-10,4-17)

