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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6416 BRIGHTLEA DR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated May 23, 2007 and recorded in Liber 27962, Folio 693 among the Land Records of Prince George's Co., MD, with an original principal balance of \$303,818.58 and an original interest rate of 7.70300% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8850 EAST GROVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006 and recorded in Liber 26902, Folio 654 among the Land Records of Prince George's Co., MD, with an original principal balance of \$189,600.00 and an original interest rate of 8.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 3, 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

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-828-4838

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4413 CAPE COD CIR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 14, 2006 and recorded in Liber 26468, Folio 4 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 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

JUNE 3, 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 forfeited. The Sub. Trustees may then resell the property at the risk and cost of the dataulting purchaser. The defaulted purchaser shall not be entiled to any surplus proceeds r

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

1618 PACIFIC AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 16, 2005 and recorded in Liber 22746, Folio 705 among the Land Records of Prince George's Co., MD, with an original principal balance of \$146,625.00 and an original interest rate of 2.9280% 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

JUNE 3, 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 \$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. 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 defaulting purchaser is subject to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property to the

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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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7213 CARRIAGE HILL DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated December 22, 2005 and recorded in Liber 24108, Folio 280 among the Land Records of Prince George's Co., MD, with an original principal balance of \$326,400.00 and an original interest rate of 6.5000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 3, 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$41,000 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

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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

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LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9401 MILLER CT. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated July 26, 2007 and recorded in Liber 28461, Folio 35 among the Land Records of Prince George's Co., MD, with an original principal balance of \$264,000.00 and an original interest rate of 2.00% 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

JUNE 3, 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 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 Su

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

(5-15,5-22,5-29) 112079

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(5-15,5-22,5-29)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3636 TYROL DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 27, 2010 and recorded in Liber 31766, Folio 608 among the Land Records of Prince George's Co., MD, with an original principal balance of \$205,113.00 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

MAY 20, 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 \$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 defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then result the property at the risk and cost of the dataulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds

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

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LEGALS

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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

MAY 20, 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 affecting 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. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 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 insuráble 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

4407 GREENWOOD RD. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated September 27, 2005 and recorded in Liber 23950, Folio 302 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 6.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 resale even if such surplus results from improvements to the prop-erty by said defaulted purchaser. If Sub. Trustees are unable to convey either insuráble 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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(5-1,5-8,5-15)

(5-8, 5-15, 5-22)

LEGALS

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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

6813 LEYTE DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated March 16, 2011 and recorded in Liber 32549, Folio 25 among the Land Records of Prince George's Co., MD, with an original principal balance of \$165,000.00 and an original interest rate of 2.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 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 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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3401 37TH AVE. BRENTWOOD A/R/T/A COLMAR MANOR, MD 20722

Under a power of sale contained in a certain Deed of Trust dated March 30, 1990 and recorded in Liber 7608, Folio 492 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$166,684.94 and an original interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 defaulted purchaser shall not be entiled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property to make the sto the property at the risk and cost of the defaulting

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

1308 FOREST LAKE CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated March 7, 2008 and recorded in Liber 29521, Folio 357 among the Land Records of Prince George's Co., MD, with an original principal balance of \$415,000.00 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

MAY 28, 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 \$51,000 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 forfeited. The Sub. Trustees may then resell the property at the risk and cost of the data the property. If Purchaser defaults under these terms, deposit shall be forfeited. The

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

(5-1,5-8,5-15) 111879

(5-1,5-8,5-15) 111987

(5-8, 5-15, 5-22)

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

3511 LUMAR DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 22, 2006 and recorded in Liber 25871, Folio 351 among the Land Records of Prince George's Co., MD, with an original principal balance of \$352,000.00 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

MAY 20, 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 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 \$41,000 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 by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied b

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10908 DUBS CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 24, 2007 and recorded in Liber 28075, Folio 225 among the Land Records of Prince George's Co., MD, with an original principal balance of \$405,000.00 and an original interest rate of 2.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$45,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 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

(5-1,5-8,5-15)

111889

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

1400 ROSEMARY CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated August 28, 2008 and recorded in Liber 30047, Folio 364 among the Land Records of Prince George's Co., MD, with an original principal balance of \$726,740.00 and an original interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 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 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 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 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

(5-1,5-8,5-15)

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LEGALS

(5-1,5-8,5-15)

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BWW LAW GROUP, LLC 520 East West Highway, Suite 200

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

5104 OAKLAND WAY SUITLAND A/R/T/A CAMP SPRINGS, MD 20746

Under a power of sale contained in a certain Deed of Trust dated February 25, 2008 and recorded in Liber 29573, Folio 67 among the Land Records of Prince George's Co., MD, with an original principal balance of \$321,196.00 and an original interest rate of 5.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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 \$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 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 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

5203 ASHLEIGH GLEN CT. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated December 15, 2006 and recorded in Liber 26765, Folio 703 among the Land Records of Prince George's Co., MD, with an original principal balance of \$464,000.00 and an original interest rate of 6.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$53,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 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

14071 VISTA DR., UNIT # 124A I/R/T/A 14701 VISTA DR., UNIT # 124A LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated December 14, 2007 and recorded in Liber 29599, Folio 318 among the Land Records of Prince George's Co., MD, with an original principal balance of \$211,200.00 and an original interest rate of 6.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 described as Unit No. 124, Building K, Phase X, of The Vistas at Laurel Lakes 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'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

(5-8,5-15,5-22) 111982

(5-8,5-15,5-22) 111887

(5-1, 5-8, 5-15)

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

1111 MERGANSER CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 27, 2006 and recorded in Liber 25873, Folio 386 among the Land Records of Prince George's Co., MD, with an original principal balance of \$384,000.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$41,000 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

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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

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

8711 ROSS ST. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated July 7, 2006 and recorded in Liber 25974, Folio 36 among the Land Records of Prince George's Co., MD, with an original principal balance of \$420,000.00 and an original interest rate of 3.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$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 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. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improv

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

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

9910 FRANKLIN ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated May 8, 2009 and recorded in Liber 30629, Folio 364 among the Land Records of Prince George's Co., MD, with an original principal balance of \$406,065.00 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

MAY 20, 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 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 ato 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from sale to convey either risk and cost of the data of the date of the property. If Purchaser defaults under these terms, deposit shall be foreited. The Sub. Trustees may then resell the property at the risk and cost

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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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(5-1,5-8,5-15)

<u>111881</u>

(5-1,5-8,5-15) 111882

(5-1,5-8,5-15)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6105 CABOT ST. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 31, 2005 and recorded in Liber 21938, Folio 376 among the Land Records of Prince George's Co., MD, with an original principal balance of \$182,557.00 and an original interest rate of 6.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

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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 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

8100 PHELPS PL. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 21, 2007 and recorded in Liber 29098, Folio 251 among the Land Records of Prince George's Co., MD, with an original principal balance of \$271,338.00 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

MAY 20, 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 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 isk 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 for any the 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

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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 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

10909 MELWOOD PARK PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 5, 2003 and recorded in Liber 17749, Folio 170 among the Land Records of Prince George's Co., MD, with an original principal balance of \$273,350.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$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

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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

(5-1,5-8,5-15) 111885

(5-1,5-8,5-15) 111886

(5-1,5-8,5-15)

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

6907 DUNNIGAN DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 6, 2006 and recorded in Liber 25295, Folio 535 among the Land Records of Prince George's Co., MD, with an original principal balance of \$296,000.00 and an original interest rate of 6.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 3, 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 \$45,000 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

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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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

18201 BARNEY DR. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated July 5, 2006 and recorded in Liber 26279, Folio 368 among the Land Records of Prince George's Co., MD, with an original principal balance of \$495,000.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$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

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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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3523 EDWARDS ST. UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 25, 2007 and recorded in Liber 28390, Folio 307 among the Land Records of Prince George's Co., MD, with an original principal balance of \$334,500.00 and an original interest rate of 7.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 2014 AT 11:28 AM

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

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

Terms of Sale: A deposit of \$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

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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

(5-1, 5-8, 5-15)

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(5-15, 5-22, 5-29)

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LEGALS

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LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5708 CENTER DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated September 25, 2006 and recorded in Liber 28170, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$212,200.00 and an original interest rate of 4.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$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. 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property the resale tor property at the risk and cost of the defaulting purc

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

3821 OGLETHORPE ST. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated September 20, 2006 and recorded in Liber 26413, Folio 89 among the Land Records of Prince George's Co., MD, with an original principal balance of \$364,000.00 and an original interest rate of 6.1250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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 \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 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

1111 BROOKE RD. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 12, 2008 and recorded in Liber 29368, Folio 693 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 3.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$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's sole remedy, in law or equity, shall be the return of the defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the dataulting purchaser. The defaulting purchaser is subject to any surgues resulting from said

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

(5-1,5-8,5-15) 111980

(5-8,5-15,5-22) 111871

(5-1,5-8,5-15)

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

7730 HANOVER PKWY., UNIT #103 A/R/T/A UNIT #228 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated November 23, 2005 and recorded in Liber 23847, Folio 461 among the Land Records of Prince George's Co., MD, with an original principal balance of \$196,000.00 and an original interest rate of 5.875% 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

JUNE 3, 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 described as Unit Numbered 228 in a horizontal property regime known as "Greenbriar Condominium - Phase 1" 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 ato 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 defaulted purchaser smay 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 dataulting purchaser. The defaulted purchaser is subject. If Sub. Trustees are and to a

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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

112087

410-828-4838

(5-15,5-22,5-29)

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.

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

859 SAINT MICHAELS DR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 4, 2005 and recorded in Liber 22146, Folio 181 among the Land Records of Prince George's Co., MD, with an original principal balance of \$165,600.00 and an original interest rate of 4.125% 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

JUNE 3, 2014 AT 11:27 AM

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 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

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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

410

112088

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7214 GREELEY RD. LANDOVER, MD 20785

TO BE SOLD AT THE RISK & EXPENSE OF THE DEFAULTING PURCHASER

Under a power of sale contained in a certain Deed of Trust dated March 20, 2006 and recorded in Liber 24799, Folio 64 among the Land Records of Prince George's Co., MD, with an original principal balance of \$120,000.00 and an original interest rate of 7.85000% 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

JUNE 3, 2014 AT 11:28 AM

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

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

Terms of Sale: A deposit of \$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 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

112089

(5-15,5-22,5-29)

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200

(5-15,5-22,5-29)



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LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

17808 MERINO DR. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated October 20, 2005 and recorded in Liber 24005, Folio 149 among the Land Records of Prince George's Co., MD, with an original principal balance of \$355,000.00 and an original interest rate of 6.88% 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

JUNE 3, 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 \$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 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

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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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4330 TELFAIR BLVD., UNIT # 333 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated June 22, 2007 and recorded in Liber 28262, Folio 82 among the Land Records of Prince George's Co., MD, with an original principal balance of \$304,600.00 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

JUNE 3, 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 described as Unit Number 333, Building Seven (7), Phase Four (4), of the Town Center at Camp Springs Condominiums and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$38,000 in 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

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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 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

11001 GLENSHIRE DR. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated June 29, 2007 and recorded in Liber 28319, Folio 570 among the Land Records of Prince George's Co., MD, with an original principal balance of \$554,000.00 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

JUNE 3, 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 \$78,000 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 data thing purchaser. The defaulted purchaser. If Sub. Trustees are unable to convey either the sale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either the unchaser's sole remedy. In Law or equity, at law or equity, is t

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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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(5-15,5-22,5-29)

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Plaintiff

successors in right, title, interest, and

any and all persons having or claim-

ing to have any interest in the prop-

County of Prince George's

Account Number: 03 0237826

Imps. Sugar Hill, Lot 4

Liber/Folio: 31890/108

Romwood Square, LLC

Assmt: \$176,800.00

erty and premises situate in the

Property Address: 15203 Peerless

Avenue, Upper Marlboro, MD 20772

Description: 26,305.0000 Sq. Ft. &

Assessed To: Roots of Mankind

In the Circuit Court for

Prince George's County, Maryland

CAE 14-09624

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 pro-

Property Address: 15203 Peerless

Avenue, Upper Marlboro, MD 20772

Description: 26,305.0000 Sq. Ft. &

Assessed To: Roots of Mankind

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 5th day of May, 2014, by the Circuit Court for Prince

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 successive weeks on or be-fore the 30th day of May, 2014, warn-ing all persons interested in the said

ing all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014,

and redeem the Property, and an-swer the Complaint, or thereafter a final judgment will be rendered fore-

closing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

(5-15,5-22,5-29)

Plaintiff

True Copy—Test: Marilynn M. Bland, Clerk

MD TL, LLC, RAI AS

Bel Air, Maryland 21014

35 Fulford Avenue, Suite 203

CUSTODIAN

encumbrances

<u>112118</u>

v.

Account Number: 03 0237826

Imps. Sugar Hill, Lot 4

Liber/Folio: 31890/108

Romwood Square, LLC

Assmt: \$176,800.00

ceeding:

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

v.

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

ROOTS OF MANKIND CORPO-RATION

and

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 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: 15201 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237834 Description: 30,046.0000 Sq. Ft. & Imps. Sugar Hill, Lot 5 Assmt: \$177,100.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

In the Circuit Court for Prince George's County, Maryland CAE 14-09626

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: 15201 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237834 Description: 30,046.0000 Sq. Ft. &

Imps. Sugar Hill, Lot 5 Assmt: \$177,100.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

The Complaint states, among oth

LEGALS

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: 7615 Fontainebleau Dr., Unit 2130, New Carrollton, MD 20784 Account Number: 20 2264679 Description: Unit 2130 09 remail 2/24 Lda 3,840.0000 Sq. Ft. & Imps. Frenchman's Creek Assmt: \$130,900.00 Liber/Folio: 11408/322 Assessed To: Tait, Yvonne

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 5th day of May, 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 successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014, and redeem the Property, and an-swer 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

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN
Plaintiff
V.
JERRY WALTER
and
DESTINA WALTER
and
NEW CENTURY LIQUIDATING TRUST F/K/A NEW CENTURY MORTGAGE CORPORATION
and
PATRICK J FLANAGAN, TRUSTEE
and
MORTGAGE ELECTRONIC REG- ISTRATION SYSTEMS, INC.
and
OCWEN LOAN SERVICING, LLC

from the date of sale has expired. It is thereupon this 5th day of May, 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 Courty, once a week for three successive weeks on or befor three successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014, and redeem the Property, and an-swer 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 (5-15, 5-22, 5-29)112123



ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN Plaintiff v. GLADYS A. PEARSON and NEW CENTURY LIQUIDATING TRUST F/K/A NEW CENTURY MORTGAGE CORPORATION and PATRICK J. FLANAGAN, TRUSTEE and EDUCATIONAL SYSTEMS FEDERAL CREDIT UNION and JANET RINALDI, TRUSTEE and COUNCIL UNIT OWNERS OF HOLLY HILL CONDOMINIUMS 20772 and HOLLY HILLS CONDOMINIUM ASSOCIATION and

PRINCE GEORGE'S COUNTY

LEGALS

Plaintiff

MD TL, LLC, RAI AS CUSTODIAN

ORDER OF PUBLICATION

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

ROOTS OF MANKIND CORPORATION

and

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 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: 15200 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237842 Description: 37,838.0000 Sq. Ft. & Imps. Sugar Hill, Lot 6 Assmt: \$178,200.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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

CAE 14-09627

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propcounty 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: 15200 Peerless Avenue, Upper Marlboro, MD Account Number: 03 0237842 Description: 37,838.0000 Sq. Ft. & Imps. Sugar Hill, Lot 6 Assmt: \$178,200.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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: 15202 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237859 Description: 50,465.0000 Sq. Ft. & Imps. Sugar Hill, Lot 7 Assmt: \$178,900.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

In the Circuit Court for Prince George's County, Maryland CAE 14-09625

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: 15202 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237859 Description: 50,465.0000 Sq. Ft. & Imps. Sugar Hill, Lot 7 Assmt: \$178,900.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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 5th day of May, 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 successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014, and redeem the Property, and an-swer 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 112119 (5-15, 5-22, 5-29)

NOTICE

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

Substitute Trustees, Plaintiffs

LINZ AUDAIN 4924 Wealding Way Oxon Hill, MD 20745

(5-15,5-22,5-29) 112122

things, that the amounts necess for redemption have not been pa although more than six (6) mon from the date of sale has expired. It is thereupon this 5th day of Ma 2014, by the Circuit Court for Prin

2014, by the Circuit Court for Prin George's County; ORDERED, that notice be given h the insertion of a copy of this Ord in the Prince George's Post, a new paper having general circulation Prince George's County, once week for three successive weeks of or before the 30th day of May, 201 warning all persons interested in th said properties to be and appear said properties to be and appear this Court by the 8th day of Ju 2014, and redeem the Property, a answer the Complaint, or thereaf a final judgment will be render foreclosing all rights of redempti-in this Property and vesting in t Plaintiff a title, free and clear of encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Marylan True Copy—Test: Marilynn M. Bland, Clerk 112120 (5-15,5-22,5-2

ORDER OF PUBLICATIO

MD TL, LLC, RAI AS CUSTODIAN

ROOTS OF MANKIND

ROMWOOD SQUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

ROOTS OF MANKIND CORPORATION

and

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORG COUNTY DEPARTMENT O HOUSING AND COMMUNI DEVELOPMENT, TRUSTEE

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or

ong other	YVONNE TAIT	OCWEN LOAN SERVICING, L
necessary een paid,	and	and
) months xpired. y of May, for Prince	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	WELLS FARGO BANK, TIONAL ASSOCIATION F/H CAMERON-BROWN COMPAN
given by	and	and
his Order t, a news- ulation in	NEW CENTURY LIQUIDATING TRUST F/K/A NEW CENTURY MORTGAGE CORPORATION	NANCY A. ALLEN, TRUSTEE
, once a weeks on	and	and
1ay, 2014, sted in the	OCWEN LOAN SERVICING, LLC	ROBERT H. WEBER, JR. TRUST
appear in y of July, perty, and	and	and
thereafter rendered demption	BANK OF AMERICA, NATIONAL	BLADENWOODS CON MINIUM, INC.
ng in the lear of all	ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS	and
ND urt for	TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2007,	PRINCE GEORGE'S COUNTY
laryland	GSAMP TRUST 2007-HE2	And heirs, devisees, personal re sentatives, and executors, admi trators, grantees, assigns
-22,5-29)	HOWARD N. BIERMAN, TRUSTEE	successors in right, title, inter and any and all persons havin claiming to have any interest in
	and	property and premises situate ir County of Prince George's
ATION	JACOB GEESING, TRUSTEE	Property Address: 5213 New Street, Unit 201, Bladensburg,
	and	20710 Account Number: 02 0106732
Plaintiff	CARRIE M. WARD, TRUSTEE	Description: 2,010.0000 Sq. Fi Imps. Bladenwoods, 5213
	and	Newton, 201 Assmt: \$116,000.00
LC	COUNCIL OF UNIT OWNERS & BOARD OF DIRECTORS OF FRENCHMAN'S CREEK CONDO- MINIUM ASSOCIATION, INC.	Liber/Folio: 26218/658 Assessed To: Walter, Jerry & Destina
GNS OF	and	In the Circuit Court for Prince George's County, Maryland
LC	PRINCE GEORGE'S COUNTY	CAE 14-09629
ΈE	And heirs, devisees, personal repre- sentatives, and executors, adminis- trators, 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	The object of this proceeding secure the foreclosure of all righ redemption in the following p erty in the State of Maryla County of Prince George's, sole the Collector of Taxes for County of Prince George's and State of Maryland to the plainti this proceeding:
EORGE'S NT OF MUNITY EE	Property Address: 7615 Fontainebleau Dr., Unit 2130, New Carrollton, MD 20784 Account Number: 20 2264679 Description: Unit 2130 09 remail 2/24 Lda 3,840.0000 Sq. Ft. & Imps. Frenchman's Creek Assmt: \$130,900.00 Liber/Folio: 11408/322	Property Address: 5213 New Street, Unit 201, Bladensburg, 20710 Account Number: 02 0106732 Description: 2,010.0000 Sq. Fe Imps. Bladenwoods, 5213 Newton, 201 Assmt: \$116,000.00 Liber/Folio: 26218/658
	Assessed To: Tait, Yvonne	Assessed To: Walter, Jerry &

In the Circuit Court for Prince George's County, Maryland CAE 14-09628

and WELLS FARGO BANK, NA-TIONAL ASSOCIATION F/K/A CAMERON-BROWN COMPANY

and

ROBERT H. WEBER, JR. TRUSTEE

and

BLADENWOODS CONDO-MINIUM, INC.

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: 5213 Newton Street, Unit 201, Bladensburg, MD 20710

Account Number: 02 0106732 Description: 2,010.0000 Sq. Ft. & Imps. Bladenwoods, 5213 Newton, 201 Assmt: \$116,000.00 Liber/Folio: 26218/658 Assessed To: Walter, Jerry & Destina

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

CAE 14-09629

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: 5213 Newton Street, Unit 201, Bladensburg, MD 20710 Account Number: 02 0106732 Description: 2,010.0000 Sq. Ft. & Imps. Bladenwoods, 5213 Newton, 201 Assmt: \$116,000.00 Liber/Folio: 26218/658 Assessed To: Walter, Jerry & Destina

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months 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: 7308 Donnell Place, Unit 7308, C-2, District Heights, MD 20747 Account Number: 06 0526277 Description: 1,669.0000 Sq. Ft. & Imps. Holly Hill Condo-7308 Unit C-2 Assmt: \$136,000.00 Liber/Folio: 25307/623 Assessed To: Pearson, Gladys A.

In the Circuit Court for Prince George's County, Maryland CAE 14-09516

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: 7308 Donnell Place, Unit 7308, C-2, District Heights, MD 20747 Account Number: 06 0526277 Description: 1,669.0000 Sq. Ft. & Imps. Holly Hill Condo-7308 Unit C-2 Assmt: \$136,000.00 Liber/Folio: 25307/623 Assessed To: Pearson, Gladys A.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months although more than six (6) months from the date of sale has expired. It is thereupon this 5th day of May, 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

In the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered 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 112109 (5-15, 5-22, 5-29)

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 5th day of May, 2014, by the Circuit Court for Prince

The Complaint states, among other

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 successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in said properties to be and appear in this Court by the 8th day of July, 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 112121 (5-15,5-22,5-29)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAŃ

Plaintiff ROOTS OF MANKIND

ROMWOOD SOUARE, LLC

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

v.

and

ROOTS OF MANKIND CORPORATION

and

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, TRUSTEE

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest,

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35515

Notice is hereby given this 30th day of April, 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 4924 Wealding Way, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$114.000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>112136</u> (5-15.5-22.5-29)

NOTICE

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

> Substitute Trustees, Plaintiffs

LISA A. BATTLE 1211 Mentor Avenue Capitol Heights, MD 20743

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-37643

Notice is hereby given this 30th day of April, 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 1211 Mentor Av-enue, 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 the contrary thereof be shown on or before the 30th day of May, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three day of May, 2014. The report states the purchase price at the Foreclosure sale to be \$85,346.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112137 (5-15, 5-22, 5-29)

Plaintiff

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

vs.

MUSILIU O ADELAJA, and 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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 20-2268126; known as Unit 1015, 3,840 Sq. Ft. & Imps. Frenchmans Creek C

Street address of 5505 Elaine Dr. Unit 1015.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07043

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 28th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be endemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all en-

cumbrances. The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

and a day from 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 tax sale was sent to each required in-

tax sale was sent to each required in-terested party have expired. It is thereupon this 28th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May. 2014, warning all 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered fore-closing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

<u>111990</u> (5-8,5-15,5-22)

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

EVELYN B COMER, and JOHN L COMER, and Popular Financial Services LLC and Mortgage Electronic Registra-tion System (MERS), and Frank Shelvin, Trustee, and Howard N. Bierman, Substitute Trustee, and Jacob Geesing, Substitute Trustee, and Carrie M. Ward, Substitute Trustee, and The Bank of New York Mellon FKA The Bank of New York, as Successor to the JP Morgan Chase Bank, NA and

Prince George's County, Maryland

and

vs.

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 v interest ir the leasel or fee simple in the property and premises situate, described as:

LEGALS

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

BROOKSIDE PARK CONDOMINIUM INC and

Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 12-1314996; known as 2,001 Sq. Ft & Imps. Wilson Bridge. Street address of 553 Wilson Bridge

Dr, Unit 6752

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07040

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

The Complaint states, among other things, that the amount necessary

It is thereupon this 28th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 2014, and redeem their respective prop-erty 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, free and clear of all encumbrances.

property has not been paid, al-though more than six (6) months and a day from 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 tax sale was sent to each required in-

(2) separate pre-suit rootees of the tax sale was sent to each required in-terested party have expired. It is thereupon this 28th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-deem their respective property or deem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances. The Defendants are hereby 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

(5-8,5-15,5-22)

LEGALS

AMENDED ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

JEANNIE B. DAVIS, and BNC Mortgage, Inc., and Vinh Pham, Trustee, and Mortgage Electronic Registration System (MERS), and Prince George's County, Maryland, acting by and through Prince George's County Department of Housing and Community Development

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

LEGALS

AMENDED ORDER OF PUBLICATION

FedHop, LLC
C/o The Law Offices of
Stefan B. Ades, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

vs.

and

ANTHONY P BYRD, and Michelle M Kersey-Byrd, and

Prince George's County, Maryland

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 13-1379353; known as 2,653 Sq. Ft & Imps. Pines Condominium Street address of 10224 Prince Pl.

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

CAE 14-07038 The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de

scribed property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be endemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby in-

Prince George's County 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 and a day from 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 in-

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a conv of this Order the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-day interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-day their representive property or deem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances. The Defendants are hereby 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 (5-8,5-15,5-22) 111996

LEGALS

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

BARBARA FOWLKES, and Prince George's County, Maryland,

and

vs.

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 interest in the leasel simple in the property and premises situate, described as:

tiff in the proceeding.

for the redemption for the subject property has not been paid, al-though more than six (6) months and a day from 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 tax sale was sent to each required interested party have expired.

<u>111992</u>

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

True Copy—Test: Marilynn M. Bland, Clerk

(5-8,5-15,5-22) 111989

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

RUTH BLACK, and Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 18-1991652; known as 6,250 Sq. Ft. & Imps. Cedar Heights. Street address of 813 Balsamtree Pl.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07041

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 District of Prince George's County, described as follows: Account No. 06-0463950; known as 1,992 Sq. Ft & Imps. Roseland Gardens C Street address of 2575 Colebrooke Dr.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07032

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-tiff 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 28th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) and robust the second s and redeem their respective prop-erty 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, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

111993 (5-8,5-15,5-22)

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

<u>11199</u>1 (5-8,5-15,5-22)

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

DARLEEN CASH, and Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 06-0528463 known as 2,545 Sq. Ft. & Imps. Holly Hill Condo. Street address of 7114 Donnell Pl. Unit C5.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07037

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-tiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject

District of Prince George's County, described as follows: Account No. 06-0654608; known as 2,093 Sq. Ft. & Imps. Iverson Mews Condo. Street address of 2427 Iverson St.

Defendants

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

CAE 14-07033

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming the property de-scribed above to appear in this Court by the 1st day of July, 2014, and redeem their respective prop-erty 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, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Marilynn M. Bland, Clerk 111995 (5-8, 5-15, 5-22)

formed of the latest date to file a written Answer or Petition to Re deem 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

111994

(5-8,5-15,5-22)

AMENDED ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

LEONADRUS C DIXON, and Prince George's County, Maryland, acting by and through Prince George's County Department of Housing and Community Development

Plaintiff

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 06-0527432; known as 1,623 Sq Ft & Imps. Holly Hill Condo. Street address of 7232 Donnell Pl Unit D 8.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07034

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

District of Prince George's County, described as follows: Account No. 06-0517508; known as 1,876 Sq. Ft. & Imps. Iverson Village Co. Street address of 2539 Colebrooke Dr.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07035

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and redoem their respective prep and redeem their respective prop-erty 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, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

111997

(5-8,5-15,5-22)

Plaintiff

AMENDED ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

vs.

GENE M. FUELL, and MARCELLA FUELL, and Guaranty Mortgage Corporation, and Robert J. Becker, Trustee, and T. Mark Stamm, Trustee, and Salomon Brothers Realty Corp., and Household Finance Corp III, and 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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 06-0527523; known as Street address of 7324 Donnell Pl.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07050

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 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

CAE 14-07051

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Dring Course of County the Plain Prince George's County to the Plain-tiff 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 and a day from the sale have ex-pired, and more than two (2) months from the date that the first of the two (2) sometan pre-suit Netices of the (2) separate pre-suit Notices of the

(2) separate pre-suit voltees of the tax sale was sent to each required in-terested party have expired. It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a conv of this Order ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-deem their respective property or answer the Complaint, or thereafter a Final Decree will be entered fore-closing all rights of redemption in closing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby 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 <u>111999</u> (5-8,5-15,5-22)

AMENDED

ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

COLLEEN V. GREENE, and Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

LEGALS

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

ADERONKE O. IBIROGBA, and Wachovia Bank, National Association, and Elizabeth Zajic, Trustee, and TRSTE, Inc., Trustee, and

Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 20-2239788; known as 1,918 Sq. Ft. & Imps. Carrollan Gardens. Street address of 5404 85th Ave.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07053

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 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, free and clear of all encumbrances. The Defendants are hereby inthough more than six (6) months and a day from 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 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-deem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby 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

112002 (5-8,5-15,5-22)

LEGALS

AMENDED ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

VS.

and

Plaintiff

UCHENNA NDOLO, and Deutsche Bank National Trust Co., as Trustee of Argent Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series 2005-W4 under the, and Laura H.G. O'Sullivan, Substitute Trustee, and Deborah K. Curran, Trustee, and Erin M. Brady, Trustee, and Diana C Theologou, Trustee, and Laura L. Latta, Trustee, and Abby Moynihan, Trustee, and

Prince George's County, Maryland

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 leasehold or fee simple in the property and premises situate, described as:

LEGALS

AMENDED ORDER OF PUBLICATION

FedHop, LLC
C/o The Law Offices of
Stefan B. Ades, LLC
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224

Plaintiff

MILO A LAMBIE, and Prince George's County, Maryland

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 17-3752011; known as 368 Sq. Ft & Imps. The Fairmont 5601. Street address of 5601 Parker House Ter Apt 419.

> In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07039

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and redeem their respective prop and redeem their respective propand redeem their respective prop-erty or answer the Complaint, or thereafter a Final Decree will be en-tered foreclosing all rights of re-demption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all en-

cumbrances. The Defendants are hereby in-

Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from the sale have ex-pired, and more than two (2) months from the date that the first of the two

from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required in-terested party have expired. It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a conv of the Order the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-deem their respective property or answer the Complaint, or thereafter a Final Decree will be entered fore-closing all rights of radomption in closing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby 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 (5-8,5-15,5-22) 112008

LEGALS

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

MARLON MCLEAN and MARLON MCLEAN, and

Prince George's County, Maryland

and

vs.

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

fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

(5-8,5-15,5-22) 111998

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

vs.

KATRICE GREEN, and SAXON MORTGAGE INC, and Deutsche Bank National Trust Company, and John M. Mercer, Trustee, and John Burson, Trustee, and William M. Savage, Substitute Trustee, and Gregory N. Britto (012, and Jason Murphy, Substitute Trustee, and Kristine D. Brown, Substitute Trustee, and Erik W. Yoder, Substitute Trustee, and

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 06-0457556; known as 1,834 Sq. Ft. & Imps. Swann Hill Condo. Street address of 3803 Swann Rd Unit: 303.

Defendants

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

District of Prince George's County, described as follows: Account No. 20-2263929; known as 3,840 Sq. Ft. & Imps. Frenchmans Creek C. Street address of 7605 Fontainbleau Dr. Unit 2344

Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07052

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-tiff 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-cavibad abaya to amore in this scribed above to appear in this Court by the 1st day of July, 2014, and redeem their respective prop-erty 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, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND

Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Marilynn M. Bland, Clerk 112000 (5-8, 5-15, 5-22)

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 (5-8,5-15,5-22) <u>112001</u>

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

K T DOMOS LLC, and Prince George's County, Maryland

and

VS.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 13-1458090; known as 1,406 Sq. Ft. & Imps. Windmill Square Co. Street address of 1931 Dutch Village Dr.

Defendants

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

CAE 14-07044

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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, alDistrict of Prince George's County, described as follows: Account No. 20-2240885; known as Street address of 5438 85th Ave. Unit 5438-2.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07029

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from the sale have ex-pired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be en-tered foreclosing all rights of re-demption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby 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 112007 (5-8,5-15,5-22)

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 (5-8,5-15,5-22) 112003

AMENDED ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff vs. OUEEN OBAZEE, and Bank of America, N.A, and John Burson, Trustee, and William M. Savage, Substitute Trustee, and Gregory N. Britto (012, and Jason Murphy, Substitute Trustee, and Kristine D. Brown,

Substitute Trustee, and

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 20-2265650; known as 3,840 Sq. Ft. & Imps. Frenchmans Creek Condo. Street address of 7517 Riverdale Rd, Unit 1920

Defendants

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

CAE 14-07028

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County,

any interest in the leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 20-2241206; known as 1,918 Sq. Ft & Imps. Carrollan Gardens. Street address of 5448 85th Ave. Unit 202.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07030

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de scribed property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Marvland and Prince George's County 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 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, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk (5-8.5-15.5-22)112006

Plaintiff

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

vs.

LEGACY INVESTMENT & MANAGEMENT, and 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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 06-0584227; known as 1,693 Sq. Ft. & Imps. Marlow Towers Condo. Street address of 3851 St. Barnabas Rd.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 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, free and clear of all encumbrances.

for the redemption for the subject property has not been paid, al-though more than six (6) months and a day from 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 tax sale was sent to each required in-

terested party have expired. It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered fore-closing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

(5-8,5-15,5-22) 112005

LEGALS

AMENDED ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

TAMARA SADOWSKI, and Fidelity & Trust Mortgage, Inc., and Howard N. Bierman, Substitute Trustee, and Jacob Geesing, Substitute Trustee, and Carrie M. Ward, Substitute Trustee, and

Prince George's County, Maryland

and

vs.

All unknown owners of the property described below; all heirs, devisees, personal representatives, executors, administrators, and grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

LEGALS

tiff 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

and a day from 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

(2) separate pre-suit Notices of the tax sale was sent to each required in-terested party have expired. It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Marvland once a week for three (3)

Marvland once a week for three (3)

consecutive weeks on or before the 23rd day of May, 2014, warning all

persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-deem their respective property or

answer the Complaint, or thereafter

a Final Decree will be entered fore-

closing all rights of redemption in

and as to the property, and vesting in the Plaintiff a title in fee simple,

free and clear of all encumbrances.

The Defendants are hereby in-formed of the latest date to file a

written Answer or Petition to Re-

deem 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.

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

SHARON RICHARDS, and Option One Mortgage Corporation, and Mark H. Friedman, Trustee, and Kenneth J. MacFayden, Trustee, and

Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 06-0529503; known as 2,545 Sq. Ft. & Imps. Holly Hill Condo. Street address of 7111 Donnell Pl.

Unit A-7.

Defendants

In the Circuit Court for MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland Prince George's County, Maryland **Civil Division** CAE 14-07036

True Copy—Test: Marilynn M. Bland, Clerk

112012

vs.

and

LEGALS

AMENDED ORDER OF PUBLICATION

(5-8,5-15,5-22)

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

GEORGE H THOMPSON, and BNC Mortgage, Inc., and Vinh Pham, Trustee, and Mortgage Electronic Registration System (MERS), and

Prince George's County, Maryland

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 any interest in the leasehold or fee simple in the property and premises situate, described as:

LEGALS

Plaintiff

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

KAREN L. WILSON, and People's Choice Home Loan, Inc., and Ronald S. Duetch, Trustee, and Mortgage Electronic Registration System (MERS) and

Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 20-2264000; known as Street address of 7607 Fontainebleau Dr, Unit: 2354.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07045

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 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, free and clear of all encumbrances. The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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 and a day from 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 in-

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3)any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-day interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and re-day their representive property or deem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple,

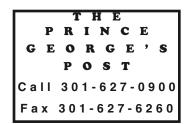
free and clear of all encumbrances. The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

<u>112014</u>

(5-8,5-15,5-22)



AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

BESSIE D TAYLOR, and Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from 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 tax sale was sent to each required interested party have ex-

pired. It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 2014, and redeem their respective prop-erty 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, free and clear of all encumbrances. The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

(5-8, 5-15, 5-22)112004

AMENDED

ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

DONNA E MACHAK, and

Prince George's County, Maryland

Plaintiff

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 01-0080903; known as 1,731 Sq. Ft & Imps. Montpelier Village. Street address of 4501 Romlon St Unit: 4

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07031

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

The Complaint states, among other things, that the amount necessary District of Prince George's County, described as follows: Account No. 20-2264042; known as 3,840 Sq. Ft. & Imps. Frenchman's Creek Condo. Street address of 7607 Fontainebleu Dr Unit 2358.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07054

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de-scribed property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from the sale have exmonths from the date that two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 2014, and redeem their respective prop-erty or answer the Complaint, or thereafter a Final Decree will be endemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all en-

cumbrances. The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk (5-8.5-15.5-22)112011

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

True Copy—Test: Marilynn M. Bland, Clerk (5-8,5-15,5-22) <u>112010</u>

LEGALS

AMENDED ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

SCHULTZ SIEGEL & WEISS LLC, and

Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 06-0526434; known as 1,669 Sq. Ft. & Imps. Holly Hill Condo.

Street address of 7314 Donnell Pl Unit B-8.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07055

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the PlainDistrict of Prince George's County, described as follows: Account No. 20-2241636; known as 1,918 Sq. Ft. & Imps. Carrollan Gardens Street address of 5460 85th Ave., Unit 5460-2.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07046

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-tiff 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 2014, and redeem their respective prop and redeem their respective prop-erty 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, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk

112016

(5-8,5-15,5-22)

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

True Copy—Test: Marilynn M. Bland, Clerk

<u>1120</u>17

AMENDED

(5-8,5-15,5-22)

Plaintiff

ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Ävenue, Suite 300 Baltimore, Maryland 21224

SAMUEL N. SMITH, TRUSTEE and Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 12-1318302; known as 2,001 Sq. Ft. & Imps.Wilson Bridge. Street address of 540 Wilson Bridge Dr Unit: 6741 C-1.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07048

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-tiff in the proceeding.

> 112015 (5-8,5-15,5-22)

District of Prince George's County, described as follows: Account No. 06-0438176; known as 2,100 Sq. Ft. & Imps. St. James Place Condo. Street address of 3870 26th Ave, Unit

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 14-07049

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de scribed property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County 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 and a day from 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 tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of July, 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, 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

ORDER OF PUBLICATION File No. 12-PG-LF-1208

LTLA 12 LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 Tel. 202-265-7755 Plaintiff

vs.

Ehren Van Wart, and Bank of America, N.A., Lender, and The Lynnhill Condominium Council of Unit Owners and PRLAP, Inc. Trustee, and Prince George's County, Maryland

And

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

3107 Good Hope Ave # 603 Temple Hills, MD 20748

Property Description: Unit N-603 965 Sq. Ft. & Imps. Lynnhill Account Number: 06-0612101 District: 06 Liber/Folio: 24202/269 Assessed to: VAN WART, EHREN

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 14-07975

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

3107 Good Hope Ave #603 Temple Hills, MD 20748

Property Description: Unit N-603 965 Sq. Ft. & Imps. Lynnhill Account Number: 06-0612101 District: 06 Liber/Folio: 24202/269 Assessed to: VAN WART, EHREN

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 21st day of April, 2014, by the Circuit Court for Drings Country

Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 16th day of May, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 24th day of June, 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 Liber/Folio: 05009/555 Assessed To: Warrick, Vernoice

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 21st day of April, 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 16th day of May, 2014, warning all persons interested in the warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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 111892 (5-1.5-8.5-15)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN Plaintiff

SHERMAN O. REEDY

and

v

BANK OF AMERICA, NATIONAL ASSOCIATION

and

PRLAP, INC. TRUSTEE

and

STONEGATE, A CONDOMINIUM

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: 3938 Stone Gate Drive, Unit 3938B, a/k/a 3938B Stone Gate Drive, Suitland, MD 20746 Account Number: 06 0505610

Description: 1,655.0000 Sq. Ft. & Imps. Stonegate Condo, Building 4 Unit 3938B Assmt: \$128,000.00 Liber/Folio: 13899/647

Assessed To: Reedy, Sherman O.

In the Circuit Court for Prince George's County, Maryland CAE 14-08189

LEGALS

ORDER OF PUBLICATION MD TL, LLC, RAI AS CUSTÓDIAŃ Plaintiff

BRENDA K. ROGERS

and

ARGENT MORTGAGE COMPANY, LLC

and

WAYNE LEE, TRUSTEE

and

CORONADO CONDOMINIUMS

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: 9250 Edwards Way, Unit 414-B Hyattsville, MD 20783 Account Number: 17 1857002 Description: 2,218.0000 Sq. Ft. & Imps. Coronado Condo, Condominium Unit 414-B Assmt: \$122,000.00 Liber/Folio: 10307/497 Assessed To: Rogers, Brenda K.

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

CAE 14-08108

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: 9250 Edwards Way, Unit 414-B, Hyattsville, MD 20783 Account Number: 17 1857002

Description: 2,218.0000 Sq. Ft. & Imps. Coronado Condo, Condominium Unit 414-B Assmt: \$122.000.00 Liber/Folio: 10307/497 Assessed To: Rogers, Brenda K.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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.

Account Number: 20 2266955 Description: 3,840.0000 Sq. Ft. & Imps. Frenchman's Creek, Unit 1022 Assmt: \$130,900.00 Liber/Folio: 13609/457 Assessed To: Parker, Rufus H. Ir.

In the Circuit Court for Prince George's County, Maryland CAE 14-08188

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: 5507 Karen Elaine Drive, Únit 1022 New Carrollton, MD 20784 Account Number: 20 2266955 Description: 3,840.0000 Sq. Ft. & Imps. Frenchman's Creek, Unit 1022 Assmt: \$130,900.00 Liber/Folio: 13609/457 Assessed To: Parker, Rufus H. Jr.

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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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

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

encumbrances.

True Copy—Test: Marilynn M. Bland, Clerk (5-1,5-8,5-15) 111895

ORDER OF PUBLIC	ATION
MD TL, LLC, RAI AS CUSTODIAN	Plaintiff
V.	Flainuii
LISA M. CONE	
and	
CITICORP	
and	
OLD TOWNE VILLAGE MINIUM	CONDO-
and	
PRINCE GEORGE'S COU	JNTY

LEGALS

CUSTODIAN Plaintiff WAYNE M. REINHARDT and BANK OF AMERICA, NATIONAL ASSOCIATION and

ORDER OF PUBLICATION

MD TL, LLC, RAI AS

PRLAP, INC., TRUSTEE and

THE COUNCIL OF UNIT OWN-ERS OF ADELPHI TERRACE CONDOMINIUM

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: 9284 Adelphi Road, Únit 9284-104, Hyattsville, MD 20783 Account Number: 17 1864560 Description: 1,794.0000 Sq. Ft. & Imps. Adelphi Terrace Condominium Unit 104, Bld G 9284 Assmt: \$112,000.00 Liber/Folio: 21667/501

Assessed To: Reinhardt, Wayne M.

In the Circuit Court for Prince George's County, Maryland CAE 14-08190

The object of this proceeding is to ecure 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: 9284 Adelphi Road, Únit 9284-104, Hyattsville, MD 20783 Account Number: 17 1864560 Description: 1,794.0000 Sq. Ft. & Imps. Adelphi Terrace Condominium Unit 104, Bld G 9284 Assmt: \$112,000.00 Liber/Folio: 21667/501 Assessed To: Reinhardt, Wayne 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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 24th day of June, 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.

the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

Property Address: 7963 Riggs Road, Unit 7963-3, Hyattsville, MD 20783 Account Number: 17 1884683 Description: 3,000.0000 Sq. Ft. & Imps. Bedford Towne, Bldg 6, Unit 7963-3

Assmt: \$132,000.00 Liber/Folio: 16806/457 Assessed To: Habada, Beverly

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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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 111898 (5-1,5-8,5-15)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN Plaintiff

VERONICA ANDRADES

and

HSBC BANK USA NATIONAL AS-SOCIATION

and

v.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

and

GREENPOINT MORTGAGE FUNDING, INC.

and

REAL TIME RESOLUTIONS, INC.

and

and

SUELLEN WOHLFARTH, TRUSTEE

PRINCE GEORGE'S COUNTY

True Copy—Test: Marilynn M. Bland, Clerk (5-1,5-8,5-15) 111891

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014 Plaintiff

VERNOICE WARRICK

and

BANK OF AMERICA, NATIONAL ASSOCIATION F/K/A MARYLAND NATIONAL BANK

and

BAY BANK, FSB F/K/A CARROLLTON BANK OF BALTIMORE

and

KETTERING COMMUNITY ASSO-CIATION, INC.

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: 12903 Burleigh St, Upper Marlboro, MD 20774 Account Number: 07 0782458 Description: Plat 34, 8,250.0000 Sq. Ft. & Imps. Kettering Plat 34, Lot 2, Blk 51 Assmt: \$255,300.00 Liber/Folio: 05009/555 Assessed To: Warrick, Vernoice

In the Circuit Court for Prince George's County, Maryland CAE 14-08105

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: 12903 Burleigh St, Upper Marlboro, MD 20774 Account Number: 07 0782458 Description: Plat 34, 8,250.0000 Sq. Ft. & Imps. Kettering Plat 34, Lot 2, Blk 51 Assmt: \$255,300.00

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 State of Maryland to the plaintiff in this proceeding:

Property Address: 3938 Stone Gate Drive, Unit 3938B, a/k/a 3938B Stone Gate Drive, Suitland, MD 20746 Account Number: 06 0505610 Description: 1,655.0000 Sq. Ft. & Imps. Stonegate Condo, Building 4 Unit 3938B Assmt: \$128,000.00

Liber/Folio: 13899/647 Assessed To: Reedy, Sherman O.

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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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 111896 (5-1,5-8,5-15)



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

True Copy—Test: Marilynn M. Bland, Clerk (5-1, 5-8, 5-15)111894

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAŃ

THE ESTATE OF RUFUS HENRY PARKER, JR.

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF RUFUS HENRY PARKER, JR.

and

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTA-TIVE AND ASSIGNS OF RUFUS HENRY PARKER, JR.

and

WELLS FARGO BANK, NA-TIONAL ASSOCIATION F/K/A WELLS FARGO HOME MORT-GAGE, INC. F/K/A NORWEST MORTGAGE, INC.

and

301-627-6260

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: 1751 Addison Road a/k/a 1751 S Addison Road District Heights, MD 20747 Account Number: 06 0557728 Description: 2,229.0000 Sq. Ft. & Imps. Old Towne Village, Unit 1751 Group Xi Assmt: \$124,200.00 Liber/Folio: 10660/328 Assessed To: Cone, Lisa M.

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

CAE 14-08106

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: 1751 Addison Road a/k/a 1751 S Addison Road District Heights, MD 20747 Account Number: 06 0557728 Description: 2,229.0000 Sq. Ft. & Imps. Old Towne Village, Unit 1751 Group Xi Assmt: \$124,200.00 Liber/Folio: 10660/328 Assessed To: Cone, Lisa 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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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 (5-1, 5-8, 5-15)111893

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

True Copy—Test:	
True Copy—Test: Marilynn M. Bland	, Clerk
111897	(5-1,5-8,5-15)

ORDER OF PUBLICATION

Plaintiff

MD TL, LLC, RAI AS CUSTODIAN

BEVERLY HABADA

and

V.

MARYLANDER CONDOMINIUM ASSOCIATION A/K/A BEDFORD TOWNE CONDOMINIUM ASSO-CIATION

MONTGOMERY COUNTY EM-PLOYEES FEDERAL CREDIT UNION

and

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: 7963 Riggs Road, Unit 7963-3, Hyattsville, MD 20783 Account Number: 17 1884683 Description: 3,000.0000 Sq. Ft. & Imps. Bedford Towne, Bldg 6, Unit 7963-3

Assmt: \$132,000.00 Liber/Folio: 16806/457 Assessed To: Habada, Beverly

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

CAE 14-08191

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

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

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

trators, grantees, assigns or

Property Address: 3807 40th Place, Brentwood, MD 20722 Account Number: 02 0110023 Description: 4,644.0000 Sq. Ft. & Imps. Cottage City, Lot 30 Blk 10 Cae 08-24726 W/TDT 11/12/08 Assmt: \$298,200.00 Liber/Folio: 30542/177 Assessed To: HSBC Bank USA National Association (Per Tax Sale Certificate) Andrades, Veronica (Per SDAT Assessment Record)

In the Circuit Court for Prince George's County, Maryland CAE 14-08195

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: 3807 40th Place, Brentwood, MD 20722 Account Number: 02 0110023 Description: 4,644.0000 Sq. Ft. & Imps. Cottage City, Lot 30 Blk 10 Cae 08-24726 W/TDT 11/12/08 Assmt: \$298,200.00 Liber/Folio: 30542/177 Assessed To: HSBC Bank USA National Association (Per Tax Sale Certificate) Andrades, Veronica (Per SDAT Assessment Record)

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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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 (5-1,5-8,5-15) 111902

Plaintiff

B. GEORGE BALLMAN, TRUSTEE

and

COUNCIL OF UNIT OWNERS OF FRENCHMAN'S CREEK CONDO-MINIUM ASSOCIATION, INC.

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: 5507 Karen Elaine Drive, Unit 1022 New Carrollton, MD 20784

ORDER OF PUBLICATION MD TL, LLC, RAI AS CUSTODIAN Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP 2006-FM1

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: 7507 Riverdale Road, Unit 2056, New Carrollton, MD 20784 Account Number: 20 2265049 Description: 3,840.0000 Sq. Ft. & Imps. Frenchman's Creek, Unit 2056 Assmt: \$130.900.00 Liber/Folio: 32007/143 Assessed To: Deutsche Bank National Trust Co.

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

CAE 14-08193

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 tate of Maryland to the plaintiff in this proceeding:

Property Address: 7507 Riverdale Road, Unit 2056, New Carrollton, MD 20784 Account Number: 20 2265049 Description: 3,840.0000 Sq. Ft. & Imps. Frenchman's Creek, Unit 2056 Assmt: \$130,900.00 Liber/Folio: 32007/143 Assessed To: Deutsche Bank National Trust Co. 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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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

Unit 2823 Assmt: \$190,000.00 Liber/Folio: 04931/411 Assessed To: Lacour, Bernice B.

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 21st day of April, 2014, by the Circuit Court for Dringe Country

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 (2) weaks on a construction of the construction of the construction of the construction of the construction for the construction of the construction for three (3) successive weeks on or before the 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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 (5-1,5-8,5-15) <u>111901</u>

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014 Plaintiff BALLA OULARE and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. and PEOPLE'S CHOICE HOME LOAN, INC. and THE LAST SURVIVING DIRECTORS AND ASSIGNS OF PEOPLE'S CHOICE HOME LOAN, INC. and OCWEN LOAN SERVICING, LLC and JP MORGAN CHASE, NATIONAL ASSOCIATION F/K/A WAMU and RONALD S. DUETCH, TRUSTEE A/K/A RONALD S. DEUTSCH, TRUSTEE and

COUNCIL OF UNIT OWNERS OF PRESIDENTIAL TOWERS CON-DOMINIUM

PRESIDENTIAL TOWERS CONDOMINIUM ASSOCIATION

LEGALS

v.

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAŃ Plaintiff v. EMMANUEL ESAPA and BEATRICE ESAPA and AMERICAN MORTGAGE NET-WORK, INC. and MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC. and OCWEN LOAN SERVICING, LLC and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME FOUITY TRUST 2007-4, ASSET-BACKED CERTIFI-CATES, SERIES 2007-4 and BIERMAN, HOWARD N. TRUSTEE and JACOB GEESING, TRUSTEE and CARRIE M. WARD, TRUSTEE and COUNCIL OF UNIT OWNERS OF WINDMILL SQUARE CONDO-MINIUM and PRINCE GEORGE'S COUNTY And heirs, devisees, personal representatives, and executors, adminis-

trators, 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: 1860 Dutch Village Drive, Unit R-273, Landover, MD 20785 Account Number: 13 1458454 Description: 2,567.0000 Sq. Ft. & Imps. Windmill Square, Unit R-273 Assmt: \$138.000.00 Liber/Folio: 26570/258 Assessed To: Esapa, Emmanuel & Beatrice

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

CAE 14-08192

The object of this proceeding is to

Janett F.

In the Circuit Court for

Prince George's County, Maryland

CAE 14-08197

ORDER OF PUBLICATION

MD TL, LLC, RAI AS

CUSTODIAN Plaintiff MARY T. STREET 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, and 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 pro-TERRY L. STREET, GUARDIAN and ceeding: NORTHAMPTON MANOR INC. NORTHAMPTON D/B/A Property Address: 11230 Cherry Hill MANOR HEALTH CARE CENTER Rd, Unit 194, Beltsville, MD 20705 Account Number: 01 0011247 and Description: 2,047.0000 Sq. Ft & Imps. Cherry Glen JOHN PERINI, TRUSTEE Assmt: \$126,000.00 Liber/Folio: 04340/655 and Assessed To: Lewis, David L & Janett F. THE STATE OF MARYLAND The Complaint states, among other and things, that the amounts necessary for redemption have not been paid, PRINCE GEORGE'S COUNTY although more than six (6) months from the date of sale has expired. It is thereupon this 21st day of April, 2014, by the Circuit Court for And heirs, devisees, personal representatives, and executors, adminis-Prince George's County; ORDERED, that notice be given by trators, grantees, assigns or successors in right, title, interest, the insertion of a copy of this Order in the Prince George's Post, a newsand any and all persons having or paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 16th day of May, 2014, claiming to have any interest in the property and premises situate in the County of Prince George's warning all persons interested in the Property Address: 7706 Den Meade said properties to be and appear in this Court by the 24th day of June, Avenue, Fort Washington, MD 20744 2014 and redeem the Property, and Account Number: 12 1354497 answer the Complaint, or thereafter Description: 10,400.0000 Sq. Ft. & a final judgment will be rendered foreclosing all rights of redemption Imps. Apple Grove, Plat 1, Lot 12, in this Property and vesting in the Plaintiff a title, free and clear of all Blk O Assmt: \$291,100.00 encumbrances. Liber/Folio: 03838/409 Assessed To: Street, Clover B. Jr. & Mary T. Clerk of the Circuit Court for Prince George's County, Maryland In the Circuit Court for Prince George's County, Maryland True Copy—Test: Marilynn M. Bland, Clerk CAE 14-08199 111904 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 State of Maryland to the plaintiff in this proceeding: Property Address: 7706 Den Meade Avenue, Fort Washington, MD 20744 Account Number: 12 1354497

Description: 10,400.0000 Sq. Ft. & Imps. Apple Grove, Plat 1, Lot 12, Blk O Assmt: \$291,100.00 Liber/Folio: 03838/409 Assessed To: Street, Clover B. Jr. & Mary T. 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 21st day of April, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

LEGALS

though more than six (6) months and a day from the sale has expired.

It is thereupon this 22nd day of April, 2014, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 16th day of May, 2014, warning all persons having or claim-ing to have any interest in the property described above appear in this Court by the 24th day of June, 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, free and clear of all encumbrances

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them

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

True Copy—Test: Marilynn M. Bland, Clerk (5-1,5-8,5-15) 111920

ORDER OF PUBLICATION

MD TL, LLC, RAI AS	
CUSTODIAN	
	Plaintiff

MARIBEL LAINEZ

and

SANTOS ADILIO LAINEZ

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and
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COMMUNITY FIRST BANK, F.S.B.

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and
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BANK OF AMERICA, NATIONAL ASSOCIATION F/K/A BAC HOME LOANS SERVICING L.P. F/K/A WILSHIRE CREDIT COR-PORATION

and

MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC.

and

WILLIAM F. GISRIEL, JR., TRUSTEE

and

KIMBERLY WILHELM, А. TRUSTEE

and

ORDER OF PUBLICATION **RIFKIN TAX SALE, LLC** c/o: The Law Office of Gary A. Berman, LLC 1726 Reisterstown Road, Suite 217 Baltimore, Maryland 21208 Attorney for Plaintiff Plaintiff vs.

MARILYNN M. BLAND

(5-1,5-8,5-15)

Wayne Agnew 7604 West Park Drive Adelphi, Maryland 20783-2666

AND

AND

Lanetta D. Agnew 7604 West Park Drive Adelphi, Maryland 20783-2666

with Capital Bank, NA 1776 E. Jefferson Street

Chevy Chase Bank, F.S.B, merged Rockville, Maryland 20852

True Copy—Test	:
Marilynn M. Blar	nd, Clerk
111900	(5-1,5-8,5-15)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAN

THE ESTATE OF BERNICE B. LA-COUR

and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF BERNICE B. LACOUR

and

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTA-TIVE AND ASSIGNS OF BERNICE B. LACOUR

and

ROSEDALE ESTATES CONDO-MINIUM COUNCIL, INC.

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: 2823 Wood Hollow Place, Unit 2823, Fort Washington, MD 20744 Account Number: 12 1242015 Description: 3,812.0000 Sq. Ft. & Imps. Rosedale Estates, Bldg 3, Unit 2823 Assmt: \$190,000.00 Liber/Folio: 04931/411 Assessed To: Lacour, Bernice B.

In the Circuit Court for Prince George's County, Maryland CAE 14-08194

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 preceding: this proceeding:

Property Address: 2823 Wood Hol-low Place, Unit 2823, Fort Washington, MD 20744 Account Number: 12 1242015 Description: 3,812.0000 Sq. Ft. & Imps. Rosedale Estates, Bldg 3, and

Plaintiff

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: 1836 Metzerott Rd, Unit 1421, Hyattsville, MD 20783 Account Number: 17 1935006 Description: 981.0000 Sq. Ft. & Imps. Presidential, Unit 1421

Assmt: \$114,900.00 Liber/Folio: 23030/23 Assessed To: Oulare, Balla

In the Circuit Court for Prince George's County, Maryland CAE 14-08198

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: 1836 Metzerott Rd, Unit 1421, Hyattsville, MD 20783 Account Number: 17 1935006 Description: 981.0000 Sq. Ft. & Imps. Presidential, Unit 1421 Assmt: \$114,900.00 Liber/Folio: 23030/23 Assessed To: Oulare, Balla

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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of une, 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 (5-1, 5-8, 5-15)111905

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: 1860 Dutch Village Drive, Unit R-273, Landover, MD 20785 Account Number: 13 1458454 Description: 2,567.0000 Sq. Ft. & Imps. Windmill Square, Unit R-273 Assmt: \$138,000.00 Liber/Folio: 26570/258 Assessed To: Esapa, Emmanuel & Beatrice

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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 24th day of June, 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 <u>111899</u> (5-1,5-8,5-15)



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 16th day of May, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 24th day of June, 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 111906 (5-1,5-8,5-15)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014 Plaintiff

DAVID L. LEWIS

and

JANETT F. LEWIS

and

and

and

CHERRY GLEN

CONDOMINIUM, INC.

and TD AUTO FINANCE LLC

F/K/A CHRYSLER FINANCIAL

SERVICES AMERICAS, LLC

THE STATE OF MARYLAND

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: 11230 Cherry Hill Rd, Unit 194, Beltsville, MD 20705 Account Number: 01 0011247 Description: 2,047.0000 Sq. Ft & Imps. Cherry Glen Assmt: \$126,000.00 Liber/Folio: 04340/655 Assessed To: Lewis, David L & AND

Citizens Bank of Maryland, merged with Crestar Bank into Suntrust Bank 303 Peachtree Street, NE

36th Floor Atlanta, GA 30308

SERVE ON: CSC- Lawyers Incorporating Service 7 St. Paul Street, Suite 1660 Baltimore, Maryland 21202

AND

PRINCE GEORGE'S COUNTY, MARYLAND Serve: M. Andree Green County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772-3050

STATE OF MARYLAND Serve: Mr. Douglas Gansler, Esquire Attorney General OFFICE OF ATTORNEY GENERAL 200 Saint Paul Place Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, Personal Representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title, or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:

Account No: 17-1933092 known as 4,406.0000 Sq,, Ft. & Imps. University Lot 55 Blk M address of 7604 West Park Drive; Hyattsville, MD 20783

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 14-09394

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de scribed property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-tif in the proceeding. tiff 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-

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: 1836 Metzerott Road, Únit 1012, Hyattsville, MD 20783 Account Number: 17 1938364 Description: 982.0000 Sq. Ft. & Imps. Presidential, Unit 1012 Cae08-38015 W/tdt 1/11/10 Assmt: \$100,000.00 Liber/Folio: 31881/494 Assessed To: Lainez, Maribel

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

CAE 14-08201

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: 1836 Metzerott Road, Unit 1012, Hyattsville, MD 20783

Account Number: 17 1938364 Description: 982.0000 Sq. Ft. & Imps. Presidential, Unit 1012 Cae08-38015 W/tdt 1/11/10 Assmt: \$100,000.00 Liber/Folio: 31881/494 Assessed To: Lainez, Maribel

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 21st day of April, 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 16th day of May on or before the 16th day of May, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 24th day of June, 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 111908 (5-1,5-8,5-15)

AND

ceeding:

Plaintiff

In the Circuit Court for

Prince George's County, Maryland

CAE 14-08196

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 pro-

Property Address: 7925 Mandan

Road, Unit 660, Greenbelt, MD 20770

Description: 3,020.0000 Sq. Ft. &

Imps. Greenbriar Condo, Phase III

Unit 660, Apt T3 (res N per Owner)

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 21st day of

April, 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 21st day of May, 2014,

warning all persons interested in the said properties to be and appear in

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

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Maryland

Paula M. Mattson-Sarli

7525 Greenway Center Drive,

Suite 314

Greenbelt, Maryland 20770

443-603-3001

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Dara Jennings

whose address is 17203 Madrillon

Way, Accokeek, Maryland 20607 was on April 16, 2014 appointed personal representative of the estate

of Marc Davis Harrison who died on February 9, 2014 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

IN THE ESTATE OF MARC DAVIS HARRISON

(5-1,5-8,5-15)

True Copy—Test: Marilynn M. Bland, Clerk

encumbrances.

111903

Court by the 24th day of June,

Account Number: 21 2338606

Assessed To: Hoard, Kathleen

Assmt: \$142,000.00

Liber/Folio: 12419/227

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

v.

JOHN F. WALKER

and

THE ESTATE OF JOHN F. WALKER

and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF JOHN F. WALKER

and

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTA-TIVE AND ASSIGNS OF JOHN F. WALKER

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: 9200 Edwards Way, Unit 1102, Hyattsville, MD 20783 Account Number: 17 1962919

Description: 906.0000 Sq. Ft. & Imps. Racquet Club, Unit 1102 Assmt: \$130,000.00 Liber/Folio: 06532/022 Assessed To: Walker, John F.

In the Circuit Court for Prince George's County, Maryland CAE 14-09413

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: 9200 Edwards Way, Unit 1102, Hyattsville, MD 20783

Account Number: 17 1962919 Description: 906.0000 Sq. Ft. & Imps. Racquet Club, Unit 1102 Assmt: \$130,000.00 Liber/Folio: 06532/022 Assessed To: Walker, John F.

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 23rd day of April, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by NOTICE

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

Substitute Trustees Plaintiffs MARCIA A. PERKS 9443 Dubarry Avenue Seabrook, MD 20706

Defendant(s)

LEGALS

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-03822

Notice is hereby given this 21st day of April, 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 9443 Dubarry Avenue, Seabrook, 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 21st day of May, 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 May, 2014.

The report states the purchase price at the Foreclosure sale to be \$186,919.32.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-1,5-8,5-15) 111848

NOTICE

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

> Substitute Trustees, Plaintiffs

JACQUELINE L. HENSON-SWANN 3906 Windom Road North Brentwood, MD 20722

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00365

Notice is hereby given this 22nd day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceed-ings and described as 3906 Windom Road, North Brentwood, MD 20722 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause or before the 22nd day of May, 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 22nd

day of May, 2014. The report states the purchase price at the Foreclosure sale to be \$174,000.00.

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

NOTICE

Carrie M. Ward, et al.

4520 East West Highway, Suite 200 Bethesda, MD 20814 Substitute Trustees

Plaintiffs

PAUL BOLDEN 9706 Dalmatia Court Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00073

Notice is hereby given this 22nd day of April, 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 9706 Dalmatia Court, 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 22nd day of May 2014 provided the 22nd day of May, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three succes-

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

NOTICE

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

Bernadine N Eburuoh and Polycarp C Eburuoh

Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND CIVIL NO. CAE 12-32698

ORDERED, this 22nd day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6814 Decatur Street, Hy-attsville, 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 22nd day of May, 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 22nd day of May, 2014 next. The report states the amount of sale to be \$134,453.45.

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

ERICA T. DAVIS-RUTH

401 N. Washington Street,

Suite 550

Rockville, MD 20850

301-424-0124

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

LENORA MAXINE GOLDRING

Notice is given that Erica T. Davis

whose address is 401 N Washington St, Ste 550, Rockville, MD 20850 was

on April 17, 2014 appointed per-

sonal representative of the estate of Lenora Maxine Goldring who died

on October 24, 2012 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-

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

tative or the attorney.

the following dates:

decedent's death; or

<u>111849</u>

(5-1,5-8,5-15)

EVELYN T. HOLLOMAN CHERYL HIGGINS

LEGALS

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 14-09821

the name of Anika Nicole Cunning-

ham to Anika Nicole Coniglio.

A Petition has been filed to change

The latest day by which an objec-

tion to the Petition may be filed is

Marilvnn M. Bland

Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

4520 East West Highway, Suite 200

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-00111

Notice is hereby given this 22nd day of April, 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 7025 Onyx Court,

Capitol Heights, MD 20743 made and reported by the Substitute Trustee, will be RATIFIED AND

CONFIRMED, unless cause to the

contrary thereof be shown on or be-fore the 22nd day of May, 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 22nd day of May, 2014. The report states the purchase price at the Foreclosure sale to be \$146,300.00.

MARILYNN M. BLAND

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

(5-1,5-8,5-15)

True Copy—Test: Marilynn M. Bland, Clerk

<u>111916</u>

Substitute Trustees

Carrie M. Ward, et al.

Bethesda, MD 20814

BRIAN K. STEWARD

7025 Onyx Court Capitol Heights, MD 20743

v.

(5-15)

Plaintiffs

Defendant(s)

V.

IN THE MATTER OF:

FOR THE CHANGE OF

Anika Nicole Coniglio

NAME TO:

June 2, 2014.

Anika Nicole Cunningham

NOTICE

IN THE MATTER OF: John Ajet-Nasam

FOR THE CHANGE OF NAME TO: Nii Percy Ankrah

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-09866

A Petition has been filed to change the name of John Ajet-Nasam to Nii Percy Ankrah.

The latest day by which an objection to the Petition may be filed is June 2, 2014.

Marilvnn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland <u>112150</u> (5-15)

NOTICE

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

> Substitute Trustees, Plaintiffs

IANICE L. RIDDLE 12401 Wheeling Avenue Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00229

Notice is hereby given this 22nd day of April, 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 12401 Wheeling Avenue, Upper Marlboro, MD 20772 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be cause to the contrary thereof be shown on or before the 22nd day of May, 2014, provided a copy of this NOTICE be inserted in some news-paper printed in said County, once in each of three successive weeks before the 22nd day of May, 2014. The report states the purchase price at the Foreclosure sale to be \$193,988.02.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>111914</u> (5-1,5-8,5-15)

LEGALS

NOTICE

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

Substitute Trustees Plaintiffs v.

Defendant(s)

NOTICE

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

> Substitute Trustees, Plaintiffs

LULA M. MCCLAIN WILLIAM DAVID MCCLAIN 610 Millwoof Drive Capitol Heights, MD 20743

111915

Marilynn M. Bland, Clerk (5-1, 5-8, 5-15)

<u>112151</u>

True Copy—Test:

sive weeks before the 22nd day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$230,000.00.

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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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 (5-1,5-8,5-15) 111911

ORDER OF PUBLICATION

Plaintiff

MD TL, LLC, RAI AS CUSTODIAN

THE ESTATE OF KATHLEEN HOARD

and

THE PERSONAL REPRESENTA-TIVE OF THE ESTATE OF KATH-LEEN HOARD

and

THE KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTA-TIVE AND ASSIGNS OF KATH-LEEN HOARD

and

GREENBRIAR CONDOMINIUM-PHASE III

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: 7925 Mandan Road, Unit 660, Greenbelt, MD 20770

Account Number: 21 2338606 Description: 3,020.0000 Sq. Ft. & Imps. Greenbriar Condo, Phase III Unit 660, Apt T3 (res N per Owner) Assmt: \$142,000.00 Liber/Folio: 12419/227 Assessed To: Hoard, Kathleen

to the appointment shall file their objections with the Register of Wills on or before the 16th day of October, 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. Ćlaim forms mav be obtained from the Register of Wills.

DARA JENNINGS Personal Representative

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

112018

Estate No. 96393 (5-8,5-15,5-22)

NOTICE

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

David Bramwell Sr and Peggy Bramwell

VS.

Defendants

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

CIVIL NO. CAE 12-19835

ORDERED, this 22nd day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6301 Chew Road, Upper Marlboro, Maryland 20772 men-tioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of May, 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 22nd day of May, 2014 next.

The report states the amount of sale to be \$446,000.00.

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

(5-1.5-8.5-15)111852

True Copy—Test: Marilynn M. Bland, Clerk <u>111913</u> (5-1,5-8,5-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF MAGGIE B. LEWIS

Notice is given that Cynthia A Lewis whose address is 3208 Beau-mont Street, Temple Hills, MD 20748 was on April 25, 2014 ap-pointed personal representative of the estate of Maggie B. Lewis who died on February 23, 2014 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 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 25th day of October,

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 Wille with a court to be used. of Wills with a copy to the under-signed, on or before the earlier of the following dates: (1) Six months from the date of the

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

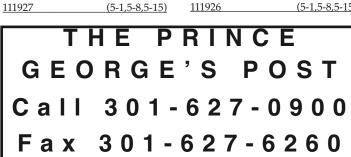
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the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

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

CYNTHIA A. LEWIS Personal Representative

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

> Estate No. 96492 (5-1,5-8,5-15)



11905 Lilium Lane Glenn Dale IRTA Glen Dale, MD 20769

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35622

Notice is hereby given this 30th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11905 Lilium Lane Glenn Dale IRTA Glen Dale, MD 20769, 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 30th day of May, 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 30th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$354,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk (5-8,5-15,5-22) 112034

NOTICE

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

Substitute Trustees

Plaintiffs

Defendant(s)

JOY PATRICIA KNIGHT 3130 Bellamy Way #5

Suitland, MD 20746-1253

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-02307

Notice is hereby given this 30th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3130 Bellamy Way #5, Suitland, MD 20746-1253 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$73,920.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112024 (5-8, 5-15, 5-22) Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02487

Notice is hereby given this 30th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 610 Millwoof Drive, 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 30th day of May, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 30th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$220,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk 112025 (5-8, 5-15, 5-22)

NOTICE

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

> Substitute Trustees, Plaintiffs

ENRIQUE SANCHEZ 3307 Pumphrey Drive District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36426

Notice is hereby given this 30th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3307 Pumphrey Drive, District Heights, MD 20747 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$108.800.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-8,5-15,5-22) 112030

(5-1,5-8,5-15)

provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. ERICA T. DAVIS

Personal Representative

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

Estate No. 95790

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

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

21601 Aquasco Road, Aquasco, Maryland 20608

By virtue of the power and authority contained in a Deed of Trust from Kim Beverly Jordan aka Kim B Jordan-Johns and Jermaine Larnell Johns, dated Au-gust 24, 2007, and recorded in Liber 28550 at folio 028 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 20, 2014

AT 9:12 AM

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

BEGINNING FOR THE SAME AT THE MOST NORTHEASTERLY CORNER AND THE MIDDLE OF THE PUBLIC ROAD LEADING FROM WOODVILLE TO HORSE HEAD THENCE NORTH 67 DEGREES WEST 618 LINKS TO A STONE; THENCE SOUTH 11 DEGREES WEST 162 LINKS TO A STONE; THENCE SOUTH 67 DEGREES EAST 618 LINKS TO THE PUBLIC ROAD; THENCE UP SAID ROAD NORTH 11 DEGREES EAST 162 LINKS TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees if the property is purchased by an entity other than 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 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 risk end so for 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>111841</u>

(5-1, 5-8, 5-15)

LEGALS

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

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

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

14409 Duckett Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Eloy Z Luna AKA Eloy Luna Zurita, dated October 23, 2006, and recorded in Liber 26515 at folio 671 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 Street, on

MAY 27, 2014

AT 9:12 AM

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

LOT NUMBERED SEVEN (7) IN BLOCK LETTERED "A" IN THE SUBDIVI-SION KNOWN AS "SECTION NO. 3, PLEASANT SPRINGS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 27, AT PLAT 30.

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 harges 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 purchaser. If the Substitute Trustees are unable to convey good and marketable tide, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall be void and of no set for the property. The purchaser at the foreclo Terms of Sale: A deposit in the form of cashier's or certified check, or in

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>111950</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

5631 ELLERBIE ST. **LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated December

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

8604 Magnolia Drive, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Arthurlyn P Bedell, dated November 9, 2010, and recorded in Liber 32174 at folio 513 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:02 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIVE (5), BLOCK NUMBERED (6), OF THE SUBDIVISION KNOWN AS "WAL-BROOKE MANOR", AS THE SAME APPEARS DULY DEDICATED, PLAT-TED AND RECORDED IN PLAT BOOK 37 AT PLAT 67, 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 \$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 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 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 re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and f 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>111942</u>

(5-8,5-15,5-22)

(5-8,5-15,5-22)

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

905 HILL RD HYATTSVILLE, MD 20785

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

JUNE 3, 2014 AT 9:12 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: LOT NUMBERED NINE (9) IN BLOCK NUMBERED ONE (1) IN THE SUBDIVISION KNOWN AS "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 OF THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 3507 TAYLOR STREET, BRENTWOOD, MARYLAND - 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 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 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

112070

(5-15,5-22,5-29) <u>111860</u>



THE

2006 and recorded in Liber 26985, Folio 554 among the Land Records of Prince George's Co., MD, with an original principal balance of \$251,200.00 and an original interest rate of 7.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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" 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 \$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 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

To Subscribe

Under a power of sale contained in a certain Deed of Trust dated December 29, 2006 and recorded in Liber 26787, Folio 762 among the Land Records of Prince George's Co., MD, with an original principal balance of \$266,250.00 and an original interest rate of 7.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 file a motion to resell the property. 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

(5-1,5-8,5-15) <u>111859</u> (5-1,5-8,5-15)

CALL 301.627.0900 Or

email brendapgp@gmail.com

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, RAI AS CUSTODIAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014

DOROTHY PECK

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: 7704 Hanover Pkwy, Unit 38, Greenbelt, MD 20770 Account Number: 21 2332393 Description: 2,341.0000 Sq. Ft. & Imps. Greenbriar Condo Condominium Phase I, Unit 38 Assmt: \$142,000.00 Liber/Folio: 06640/148 Assessed To: Peck, Dorothy

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

CAE 14-08200

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propcounty 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: 7704 Hanover Pkwy, Unit 38, Greenbelt, MD 20770 Account Number: 21 2332393 Description: 2,341.0000 Sq. Ft. & Imps. Greenbriar Condo Condominium Phase I, Unit 38 Assmt: \$142.000.00 Liber/Folio: 06640/148 Assessed To: Peck, Dorothy

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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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

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 and a day from the sale has expired. Plaintiff

> It is thereupon this 22nd day of April, 2014, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 16th day of May, 2014, warning all persons having or claiming to have any interest in the prop-erty described above appear in this Court by the 24th day of June, 2014, and redeem their respective prop-erty 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, free and clear of all encumbrances.

> The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of re-demption 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 (5-1,5-8,5-15) 111919

ORDER OF PUBLIC	CATION
MD TL, LLC, RAI AS CUSTODIAN	Plaintiff
V.	
SHIRLEY L. CRAIG	

PRINCE GEORGE'S COUNTY

and

And heirs, devisees, personal representatives, and executors, adminisgrantees, assigns or trators, 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: 13800 Tower Brandywine, MD 20613 Account Number: 11 1140995 Description: 20,000.0000 Sq. Ft. & Imps. Early Manor Sub, Lot 13 Assmt: \$160,900.00 Liber/Folio: 04823/027 Assessed To: Craig, Charles H. & Shirley L.

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

LEGALS

Plaintiff

ORDER OF PUBLICATION MD TL, LLC, RAI AS CUSTODIAN 53 E Broadway, 1st Floor

MARIBEL LAINEZ

Bel Air, Maryland 21014

and SANTOS ADILIO LAINEZ

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: 1836 Metzerott Rd, Unit 1101 Hyattsville, MD 20783 Account Number: 17 1935956 Description: 981.0000 Sq. Ft. & Imps. Presidential, Unit 1101 Cae 08-33614 w/tdt 1/13/09 Assmt: \$134,000.00 Liber/Folio: 31922/293 Assessed To: Lainez, Maribel & Santos A.

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

CAE 14-08202

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: 1836 Metzerott Rd, Unit 1101 Hyattsville, MD 20783 Account Number: 17 1935956 Description: 981.0000 Sq. Ft. & Imps. Presidential, Unit 1101 Cae 08-33614 w/tdt 1/13/09 Assmt: \$134.000.00 Liber/Folio: 31922/293 Assessed To: Lainez, Maribel & Santos 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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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

NOTICE

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

Substitute Trustees Plaintiffs vs.

Marcus Williams

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

CIVIL NO. CAE 12-03581

ORDERED, this 22nd day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1314 Patriot Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of May, 2014 next, provided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 22nd day of May, 2014 next The report states the amount of sale to be \$134,300.00.

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

(5-1,5-8,5-15)

TAJUANNA MILLS

Capitol Heights, MD 20743

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

Case No. CAE 13-09579

Notice is hereby given this 21st day of April, 2014 by the Circuit Court for Prince George's County,

Maryland, that the sale of the property mentioned in these proceedings and described as 4207 Urn 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 be-fore the 21st day of May, 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 May, 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.

NOTICE

4520 East West Highway, Suite 200

\$116,270.00.

True Copy—Test:

Carrie M. Ward, et al.

Bethesda, MD 20814

v.

DARREL MILLS 4207 Urn Street

4520 East West Highway, Suite 200 Bethesda, MD 20814 Substitute Trustees, Plaintiffs

Defendant(s)

Substitute Trustees

Plaintiffs

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-18850

Notice is hereby given this 22nd day of April, 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 3803 Hemlock and described as 3003 removes Place, Temple Hills, MD 20748 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 22nd day of May, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three day of May, 2014. The report states the purchase price at the Foreclosure sale to be \$153,940.50.

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

NOTICE

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

VS.

LEGALS

Roderick O'Savio and Sherrie O'Savio

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

CIVIL NO. CAEF 13-38933

ORDERED, this 18th day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3109 LaDova Way, Springdale, Maryland 20774 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 19th day of May, 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 19th day of May, 2014 next.

The report states the amount of sale to be \$173,394.95.

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

<u>111842</u> (5-1,5-8,5-15)

NOTICE

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

> Substitute Trustees, Plaintiffs

ISAI E. RODRIGUEZ YESENIA RODRIGUEZ 11607 Admiral Court Laurel, MD 20708

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35582

Notice is hereby given this 23rd day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11607 Admiral Court, Laurel, MD 20708 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 23rd day of May, 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 23rd day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$288,000.00.

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

V. ERIC B. KIBLER KINDRA C. KIBLER 3803 Hemlock Place Temple Hills, MD 20748 Defendant(s)

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

True Copy—Test: Marilynn M. Bland, Clerk 111850

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

Substitute Trustees Plaintiffs VS.

William K. Taylor

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

CIVIL NO. CAE 13-09791

ORDERED, this 21st day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3407 Aberdeen Street, Suitland, Maryland 20746 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 May, 2014 next, provided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 21st day of May, 2014 next.

The report states the amount of sale to be \$137,291.75.

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

<u>111844</u> (5-1,5-8,5-15)

NOTICE

True Copy—Test: Marilynn M. Bland, Clerk 111907 (5-1, 5-8, 5-15)

ORDER OF PUBLICATION

RIFKIN TAX SALE, LLC c/o: The Law Office of Gary A. Berman, LLC 1726 Reisterstown Road, Suite 217 Baltimore, Maryland 21208 Attorney for Plaintiff Plaintiff

vs.

Lazarus Muoka 3208 Hunting Horn Lane Springdale, Maryland 20774

AND

PRINCE GEORGE'S COUNTY, MARYLAND Serve: M. Andree Green County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, MD 20772-3050

AND

STATE OF MARYLAND Serve: Mr. Douglas Gansler, Esquire Attorney General OFFICE OF ATTORNEY GENERAL 200 Saint Paul Place Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, Personal Representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title, or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:

Account No: 09-0920249 known as 18,712 Sq. Ft. & Imps. Allentown Plaza Lot 8 Blk B address of 5823 Allentown Way; Temple Hills, Maryland 20748-0000 Defendants

> In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 14-09396

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

CAE 14-08107

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: 13800 Tower Brandywine, MD 20613 Account Number: 11 1140995 Description: 20,000.0000 Sq. Ft. & Imps. Early Manor Sub, Lot 13 Assmt: \$160,900.00 Liber/Folio: 04823/027 Assessed To: Craig, Charles H. & Shirley L.

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 21st day of April, 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 16th day of May, 2014, warning all persons interested in the said properties to be and apin the said properties to be and appear in this Court by the 24th day of June, 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 <u>111910</u> (5-1,5-8,5-15)

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

True Copy—Test: Marilynn M. Bland, Clerk 111909 (5-1,5-8,5-15)

NOTICE

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

Substitute Trustees, Plaintiffs

NELSON AGUILAR AKA NELSON B AGUILAR CASTRO LUCIA AGUILAR 7905 Anne Court Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 13-09738

Notice is hereby given this 21st day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7905 Anne Court, Clinton, MD 20735 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of May, 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 May, 2014.

The report states the purchase price at the Foreclosure sale to be \$175,200.00.

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

<u>111845</u> (5-1,5-8,5-15) Marilynn M. Bland, Clerk <u>111846</u> (5-1,5-8,5-15)

Marilynn M. Bland, Clerk <u>111917</u> (5-1, 5-8, 5-15)

True Copy--Test: Marilynn M. Bland, Clerk <u>111912</u> (5-1,5-8,5-15)

NOTICE

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

Substitute Trustees Plaintiffs

TAWANA WALLACE AKA TAWANA Y. WALLACE 3206 Culver Street Temple Hills, MD 20748

Defendant(s)

V.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-38973

Notice is hereby given this 18th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3206 Culver Street, 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 19th day of May, 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 19th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$95,189.00

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

True Copy—Test: Marilynn M. Bland, Clerk <u>111843</u> (5-1,5-8,5-15)

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

NOTICE

Substitute Trustees, Plaintiffs

RONNIE WATKINS, JR. 3857 St. Barnabas Road, Unit #103 Suitland, MD 20746-3242

Defendant(s)

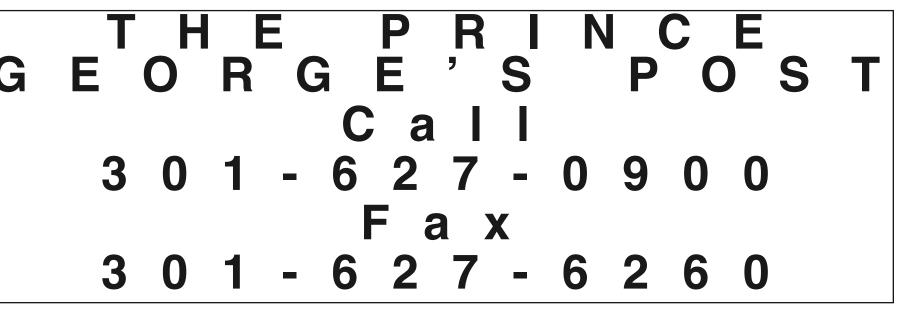
In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 13-12295

Notice is hereby given this 21st day of April, 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 3857 St. Barnabas Road, Unit #103, Suitland, MD 20746-3242 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 21st day of May, 2014, provided a copy of this NOTICE be inserted in some news-paper printed in said County, once

in each of three successive weeks before the 21st day of May, 2014. The report states the purchase price at the Foreclosure sale to be \$30,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk (5-1,5-8,5-15) 111847



THOMAS J. LYNCH 3105 63rd Ávenue Landover, MD 20785

Substitute Trustees,

Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35397

Notice is hereby given this 22nd day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3105 63rd Avenue, Landover, MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of May, 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 22nd day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$168.000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk <u>111918</u> (5-1,5-8,5-15)

Defendant(s)

v

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

By virtue of the power and authority contained in a Deed of Trust from La-mont Boone, dated November 9, 2005, and recorded in Liber 25488 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon

JUNE 3, 2014

AT 9:09 AM

LOT NUMBERED SEVENTEEN (17), IN BLOCK LETTERED "I", IN THE

SUBDIVISION KNOWN AS "MT. AIRY ESTATES", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 148 AT PLAT 94, AMONG THE LAND

RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE

The property will be sold in an "as is" condition and subject to conditions,

restrictions, easements, encumbrances and agreements of record affecting

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-

such other form as the Substitute Trustees may determine at their sole dis-cretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

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.

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

the subject property, if any, and with no warranty of any kind.

9TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

9405 Stream Valley Lane, Clinton, Maryland 20735

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

7608 Starshine Drive, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Sab-rina C Cole and Arnold A Cole III, dated February 14, 2011, and recorded in Liber 32533 at folio 568 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

JUNE 3, 2014

AT 9:04 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 5, BLOCK C AS SHOWN ON THE PLAT ENTITLED, "CAMPFIRE HILLS" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, IN PLAT BOOK NO. REP 212, FOLIO 65.

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 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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees if the property is purchased by an entity other than the 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 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

112062

(5-15.5-22.5-29)

112063

By virtue of the power and authority contained in a Deed of Trust from Sanby virtue of the power and authority contained in a Deed of Irust from San-dra Hilliard, dated November 27, 2002, and recorded in Liber 16597 at folio 389 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

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

LOT NUMBERED SEVEN (7) IN BLOCK LETTERED "A" IN THE SUBDIVI-SION KNOWN AS "RESURVEY AND SUBDIVISION, COOLRIDGE ACRES" AS PER PLAT RECORDED IN PLAT BOOK W.W.W. 19 ONE OF THE LAND RECORDS 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 \$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 have the transition of 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 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 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

301-490-336

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

(5-15,5-22,5-29)

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

112066

(5-15,5-22,5-29)

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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

5704 Merchant Road, Temple Hills, Maryland 20748

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 JUNE 3, 2014 AT 9:06 AM

IMPROVED REAL ESTATE

Improved by premises known as

624 Opus Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Estate of Leslie Hubert Sealey, dated December 6, 2004, and recorded in Liber 33421 at folio 469 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

JUNE 3, 2014

AT 9:24 AM

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

LOTS NUMBERED TWENTY THREE (23), TWENTY FOUR (24), AND TWENTY FIVE (25), IN BLOCK NUMBERED FORTY FIVE (45), IN A SUB-DIVISION KNOWN AS "OTWAY B, ZANTZINGER'S SUBDIVISION OF CAPITOL HEIGHTS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A" AT PLAT NO. 76, 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 \$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 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 abstranger to distance the purchaser is the average to 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 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

THE

PRINCE GEORGE'S POST

112075

(5-15,5-22,5-29)

1718 Bradmoore Drive, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Damonn N Brown and Tonya Y Brown, dated May 25, 2006, and recorded in Liber 25886 at folio 213 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

JUNE 3, 2014

AT 9:14 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 DE-SCRIBED AS FOLLOWS, TO WIT: LOT NUMBERED THIRTY-THREE (33) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "PLAT ONE. RITCHIE RUN," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 153 AT PLAT 4.

PROPERTY ID #06-041943-2

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 \$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

CALL 301.627.0900 Or

Subscription price is \$15 a year. Give us your contact information -

(5-15, 5-22, 5-29)

Name and Address

We accept Visa and MC

Improved by premises known as 6605 Oakland Avenue, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Richard D Elliott and Brenda D Elliott, dated October 30, 2006, and recorded in Liber 27573 at folio 454 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 Main Street, on

JUNE 3, 2014 AT 9:11 AM

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

LOT NUMBER FIFTEEN (15). IN BLOCK LETTERED "F", IN THE SUBDIVI-SION KNOWN AS "WILDERCROFT," AS PER PLAT RECORDED IN PLAT BOOK WWW 32 AT PLAT 28. AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING LOCATED IN THE 19TH ELEC-TION 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 \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 environment. 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 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

email brendapgp@gmail.com

112071

(5-15,5-22,5-29) 112069

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

9328 LIMESTONE PL. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated March 22, 2005 and recorded in Liber 21896, Folio 341 among the Land Records of Prince George's Co., MD, with an original principal balance of \$335,200.00 and an original interest rate of 3.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 2014 AT 11:03 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. 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

(5-8,5-15,5-22)

<u>111979</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

507 JACQUE CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated January 19, 2005 and recorded in Liber 21560, Folio 5 among the Land Records of Prince George's Co., MD, with an original principal balance of \$420,000.00 and an original interest rate of 4.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 2014 AT 11:07 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 \$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 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

8800 ROSANNE CT. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 12, 2008 and recorded in Liber 29733, Folio 156 among the Land Records of Prince George's Co., MD, with an original principal balance of \$368,191.00 and an original interest rate of 4.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 2014 AT 10:54 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 follows: BEGINNING for the same at a pipe, said pipe being the most Northwestern corner of Plat No. 6, Dares Beach, recorded in Liber A.A.H. No. 1, folio 71, one of the Plat Records of Calvert County, and running thence due South 589.21 feet to the first mentioned beginning point, thence South 84 degrees east - 327.97 feet to intersect the State Right of Way line of the State Road leading from Prince Frederick into Dares Beach, thence following the State Road Right of Way line South 28 degrees 05' West - 80.80 feet to a point, thence leaving said State Road Right of Way lien North 84 degrees West- 290.03 feet to a pipe, thence due North 75.41 feet to the point of beginning, containing .55 of an acre, more or less, as surveyed by J.R. McCrone, Jr., Registered Professional Engineer and land Surveyor, February 17, 1951.

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 \$45,000 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

LEGALS

111975

LEGALS

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

216 YORKNOLLS DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated December 21, 2006 and recorded in Liber 27015, Folio 352 among the Land Records of Prince George's Co., MD, with an original principal balance of \$303,485.00 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

MAY 28, 2014 AT 10:51 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.

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 then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser. If Sub. Trust

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

146 JOYCETON TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 29, 2007 and recorded in Liber 27584, Folio 634 among the Land Records of Prince George's Co., MD, with an original principal balance of \$211,000.00 and an original interest rate of 8.7% 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

MAY 28, 2014 AT 10:58 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 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 111967

(5-8,5-15,5-22)

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

6711 Woodland Road, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Nahum A. Conde and Horacio E. Conde, dated October 15, 2003, and recorded in Liber 18591 at folio 239 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

> MAY 20, 2014 AT 9:01 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE SIXTH ELECTION DIS-TRICT OF PRINCE GEORGE'S COUNTY BEING KNOWN AND DESIG-NATED AS LOT NUMBERED NINETY-ONE (91) IN THE SUBDIVISION KNOWN AS "SECOND ADDITIONS TO MORNINGSIDE AND RESUBDI-VISION AND A REPLAT OF MORNINGSIDE AND ADDITION TO MORN-INGSIDE", PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK BB 7 AT FOLIO 95, ONE OF THE LAND RECORDS OF SAID PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AND DESIGNATED AS NO. 6711 WOODLAND ROAD, SUITLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser. 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 gainst the Substitute Trustees. Purchaser shall have no further claim gainst 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

(5-8,5-15,5-22) 111833

(5-1,5-8,5-15)

(5-8,5-15,5-22) 111970

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

5908 Nassau Street, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Vanessa J Chambers, dated April 19, 2006, and recorded in Liber 32242 at folio 067 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:08 AM

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

LOT NUMBERED ONE (1), IN BLOCK LETTERED H IN THE SUBDIVISION KNOWN AS SECTION TWO, HOLLY SPRINGS, AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK W.W.W.52, FOLIO 90.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the of 0.6 pcf 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., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

111947

(5-8, 5-15, 5-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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

14100 Farnsworth Lane # 2401, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Tenishia Wilson, dated October 31, 2006, and recorded in Liber 26672 at folio 694 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:09 AM

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

UNIT NO. 2401, LIMITED COMMON ELEMENT STORAGE AREA NO. 20, LIMITED COMMON ELEMENT GARAGE NO. 11 TOGETHER WITH THE ADJACENT LIMITED COMMON ELEMENT DRIVEWAY PROVIDING AC-CESS THERETO, IN PHASE 2, IN THE HORIZONTAL PROPERTY REGIME KNOWN AS "PHASE 2, NORMANDY PLACE OF 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 CASCAN NORMANDY PLACE, INC., DECLARANT; AND AS SHOWN ON THOSE CERTAIN PLATS ENTITLED "PHASE 1, PLAT OF CONDOMINIUM SUB-DIVISION FOR NORMANDY PLACE CONDOMINIUM, PARCELS H AND L, BLOCK J, VILLAGES OF MARLBOROUGH, PLAT BOOK VJ 172, PLATS NOS. 67 AND 68", WHICH PLATS ARE RECORDED AMONG THE AFORE-SAID LAND RECORDS IN PLAT BOOK VJ 175 AT PLATS NOS. 52 THROUGH 58 INCLUSIVE. AS AMENDED AND EXPANDED BY: (I) SUP-PLEMENTARY DECLARATION DATED JULY 18, 1996 AND RECORDED AUGUST 14, 1996 AMONG THE AFORESAID LAND RECORDS, (II) PLAT ENTITLED "PHASE 2, PLAT OF CONDOMINIUM SUBDIVISION FOR NORMANDY PLACE CONDOMINIUM, PARCELS H AND L, BLOCK J, VILLAGES OF MARLBOROUGH, PLAT BOOK VJ 172, PLAT NOS. 67 AND 68", WHICH PLATS ARE RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK VJ 176 AT PLAT NOS. 80 THROUGH 86, INCLU-SIVE; AND (III) ANY OTHER AMENDMENTS TO THE SAID DECLARA-TION AND PLATS.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be an entity of intervent due from the purchaser is the average at balance to 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 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 denosit 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.

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

7608 Mane Ln, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Cor-nell E Wing and Angela C Wing, dated July 14, 2006, and recorded in Liber 26222 at folio 077 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014 AT 9:28 AM

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

LOT NUMBERED FOURTEEN (14) IN BLOCK LETTERED "A" IN THE SUB-DIVISION KNOWN AS "RITCHIE FOREST", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. 46 AT PLAT 47, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 arguing forther set of sale 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 exclusion the Substitute Trustees. Purchaser shall have no further claim exclusion 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

(5-8, 5-15, 5-22)



IMPROVED REAL ESTATE

Improved by premises known as

5305 Gallatin Street, Hyattsville, Maryland 20781

By virtue of the power and authority contained in a Deed of Trust from Carlos A Sorto and Celsa M Alvarez, dated October 17, 2005, and recorded in Liber 23857 at folio 644 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street. Street, on

MAY 27, 2014

AT 9:26 AM

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

ALL THAT LOT OF GROUND SITUATE IN PRINCE GEORGE'S COUNTY MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: PARTS OF LOT NUMBERED TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30) AND THIRTY-ONE (31), IN BLOCK NUMBERED ONE (1) OF THE SUBDI-VISION KNOWN AS "ROGERS HEIGHTS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK RNR 2 AT PLAT 65, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LYING ON THE SOUTH SIDE OF GALLATIN STREET (FORMERLY FRANKLIN STREET), IN ROGERS HEIGHTS, AND BEGINNING FOR THE SAME AT A STAKE IN ROGERS HEIGHTS, AND BEGINNING FOR THE SAME AT A STARE 50.5 FEET FROM THE SOUTHWEST CORNER OF GALLATIN STREET AND 53RD PLACE (FORMERLY MAGNOLIA STREET) AND RUNNING THENCE WITH THE SOUTH LINE OF GALLATIN STREET, NORTH 74 MINUTES 42 SECONDS WEST 42 FEET TO A STAKE, THENCE SOUTH 17 MINUTES 32 SECONDS WEST 116.2 FEET TO A STAKE, THENCE SOUTH 55 MINUTES 46 SECONDS 43.3 FEET TO A STAKE, THENCE NORTH 17 MINUTES 50 SECONDS WEST 129.9 FEET TO THE PLACE OF BEGINNING, ACCORDING TO A SURVEY MADE BY S.T. LARIMER SURVEYOR, DATED SEPTEMBER, 1925.

The property is improved by a dwelling.

111958

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of 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 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

(5-8,5-15,5-22)

111957

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

111948

(5-8,5-15,5-22)

111959

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

7026 Onyx Court, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Na-talie Simpson, dated April 23, 2007, and recorded in Liber 27955 at folio 371 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:24 AM

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

LOT NUMBERED FIFTY-SEVEN (57) IN BLOCK LETTERED "A" IN A SUB-DIVISION KNOWN AS "PLAT OF CORRECTION, PLAT TEN, YORKSHIRE KNOLLS" AS RECORDED IN PLAT NO. VJ 175 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 \$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 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 re-fund of the donesit to the nurchaser. Upon refund of the donesit 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

(5-8.5-15.5-22)

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

303 Singfield Place, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Lon-nie Turner Sr., dated February 29, 2008, and recorded in Liber 29513 at folio 664 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:18 AM

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

LOT NUMBERED 160, BLOCK A IN "CAMERON GROVE", PER PLAT BOOK REP 199 AT PLAT NO. 017 AND RECORDED AMONG THE LAND RECORDS OF A.P.N.: 3580313.

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AT 23035 AND FOLIO 169 AT \$328 A YEAR DUE 1/1 FOR 23 YEARS FROM THE DATE FIRST CONVEYED BY DE-CLARANT.

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 \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 fore and/or homeourner 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 reshall be void and of no effect, and the 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

111955

(5-8.5-15.5-22)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOTICE OF PUBLIC HEARING ON A SECTIONAL MAP AMENDMENT FOR THE CHESAPEAKE BAY CRITICAL AREA **OVERLAY ZONE**

On April 10, 2014, The Maryland-National Capital Park and Planning Commission's Prince George's County Planning Board initiated a Sectional Map Amendment (SMA) for the Chesapeake Bay Critical Area (CBCA) Overlav Zone. On April 22, 2014, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-21-2014, which concurs with the Prince George's County Planning Board's initiation of the SMA. The map amendment is required by state law as articulated in House Bill 1253, passed in 2008, that requires all counties in Maryland to update their CBCA boundaries.

The CBCA is a land use designation that provides special protections to the land within it and restricts certain activities and uses in order to protect and improve the water quality of the Chesapeake Bay. The CBCA is measured from the mean high tide line landward 1,000 feet. The majority of properties within and adjacent to the CBCA will not experience any change in the boundary because the only changes are along the outer edge of the boundary.

The proposed CBCA boundary represents a slight shift from the current CBCA boundary. The current CBCA boundary was established in the 1980s using paper maps and data from 1972. Because more sophisticated mapping tools are now available, and because the shoreline has shifted in some locations, the maps are being updated. CBCA Overlay Zones can be found on the tidal portions of the Anacostia, Potomac, and Patuxent Rivers in Prince George's County. More information about this project can be found on the Department of Natural Resources' Maryland website: http://www.dnr.state.md.us/criticalarea/mapupdate.html. Information is also available on the Prince George's County Planning Department's website

http://www.pgplanning.org/Projects/CBCAUpdate2014.htm.

The purpose of this notice is to inform residents and property owners of opportunities to learn more about the SMA process and to provide the required public notice for the upcoming public hearing.

The Prince George's County Planning Board will be holding a public hearing on the proposed CBCA Overlay Zone SMA on:

June 12, 2014 10:00 a.m.

County Administration Building, First Floor Hearing Room 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROP-ERTY OWNERS:

The Prince George's County Planning Board is holding a public hearing on the Chesapeake Bay Critical Area Overlay Zone Sectional Map Amendment. This hearing is important to persons owning land affected by the amendment, because the amendment may impact the amount and location of future development.

IF THE CHESAPEAKE BAY CRITICAL AREA BOUNDARY CROSSES YOUR PROPERTY, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN CHANGES TO THE APPLICABLE DEVELOPMENT REQUIREMENTS.

The Prince George's County Planning Board will be holding a public hearing on the proposed CBCA Overlay Zone SMA on:

June 12, 2014 10:00 a.m.

First Floor Hearing Room 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

For additional information, contact CJ Lammers, Project Leader M-NCPPC, Prince George's County Planning Department, Countywide Planning Division 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772 cj.lammers@ppd.mncppc.org 301-952-3026

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

10440 Edgefield Drive, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Magda Castellanos and Edwin E Gutierrez, dated December 21, 2006, and recorded in Liber 27222 at folio 183 among the Land Records of PRINCE CEORES COUNTY Manual and another and follows at the second secon 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

JUNE 3, 2014

AT 9:05 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY (20) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "KNOLL-WOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41 AT PLAT 49 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 \$40,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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. 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

112158

THE PRINCE **GEORGE'S POST** Call 301-627-0900

NOTICE

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

VS.

Estate of Cheri Denise Marsh and Cheri D Marsh Defendants

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

CIVIL NO. CAEF 13-23325

ORDERED, this 30th day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 12302 Markby Court, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014 next. The report states the amount of sale to be \$161,700.00.

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

112026 (5-8,5-15,5-22)

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

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

CIVIL NO. CAEF 13-37556

ORDERED, this 30th day of April 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6309 59th Avenue, Riverdale, Maryland 20737 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 30th day of May, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks be-fore the 30th day of May, 2014 next. The report states the amount of sale to be \$128,000.00.

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

Marilynn M. Bland, Clerk

<u>112031</u> (5-8,5-15,5-22)

NOTICE

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

NOTICE

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

VS.

Mary D. Mayo and William Mayo

LEGALS

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

CIVIL NO. CAEF 13-33513

ORDERED, this 30th day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10908 Rhodenda Avenue, 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 30th day of May, 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 30th day of May, 2014 next.

The report states the amount of sale to be \$252,000.00.

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

Marilynn M. Bland, Clerk

(5-8, 5-15, 5-22)112028

NOTICE

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

vs.

Harold Lindsey

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

CIVIL NO. CAEF 13-30349

ORDERED, this 30th day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 4300 Urn Street, 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 30th day of May, 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 30th day of May, 2014 next. The report states the amount of

sale to be \$107,560.21.

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

True Copy—Test: Marilynn M. Bland, Clerk

(5-8, 5-15, 5-22)112036

NOTICE

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

ΤΗ ΜΑΡΥΙΑΝΟ-ΝΑΤΙΟΝΔΙ CAPITAI

County Administration Building,

Beverly C. Pryce

(5-15, 5-22, 5-29)

Joslyn K. Pryce and Defendants

Substitute Trustees Plaintiffs VS.

ATTEST:	THE MARYLAND-NATIONAL CAPITAL
Joe Zimmerman	PARK AND PLANNING COMMISSION
Secretary-Treasurer	BY: Patricia Colihan Barney
-	Executive Director

<u>112149</u>

(5-15)

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, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Allison Street Stormwater Pumping Station Upgrade, Contract Number 880-H (B), will be received until June 13, 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 one hundred fifty Dollars (\$150.00) will be charged for the purchase of the contract documents, which are available for review on May 19, 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 "B" 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
1	LS	Renovations to the Allison Street Stormwater Pumping Station

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 "Allison Street Stormwater Pumping Station Upgrade, Contract No. 880-H (B)."

4. Proposal Guaranty. A proposal guaranty, in the amount of five percent (5%) of bid, must accompany each proposal payable to the Prince George's County Government. The check or bond of the Bidder to whom the Contract is awarded will be forfeited to the County as liquidated damages in case the Contract and bond are not executed within ten (10) days after the receipt by the Bidder of the Contract for execution. Should the Bidder awarded the Contract fail to execute the contract and bond within the time stipulated, the award may be declared void and the contract awarded to another responsible Bidder and such Bidder shall conform to the stipulations herein before set forth as though he were the original party to whom the award was made, or the County may reject any or all of the proposals for such reasons as it may deem proper.

5. 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 on May 28, 2014, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Since the project site is secured, the pre-bid meeting will be followed by a site visit immediately after, for the purpose of viewing the exterior and interior of the pumping station and providing an opportu-nity to the prospective bidders for additional questions.

6. This project requires 10% MBE subcontracting.

112147

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

Fax 301-627-6260

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

9412 Cheltenham Avenue, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Estate Of Kevin Raynoldo Freeman, dated March 30, 2001, and recorded in Liber 14513 at folio 515 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

JUNE 3, 2014 AT 9:00 AM

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

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, DESCRIBED AS: LOT NUMBERED SIX (6) IN BLOCK LET-TERED "B" IN A SUBDIVISION KNOWN AS "SECTION ONE, CHEL-TENHAM FOREST", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 39 AT FOLIO 92 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 9412 CHELTENHAM AVENUE, CLINTON, MARY-LAND - 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. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(5-15.5-22.5-29)

(5-15, 5-22, 5-29)112060 vs.

Fannie Mae Jackson

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

CIVIL NO. CAEF 13-28827

ORDERED, this 30th day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 5452 85th Avenue, #T3, Hyattsville, 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 30th day of May, 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 30th day of May, 2014 next. The report states the amount of sale to be \$137,061.76.

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

112037 (5-8,5-15,5-22)

NOTICE

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

Olufemi Okubadejo

VS.

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

CIVIL NO. CAEF 13-38932

ORDERED, this 30th day of April 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13800 Farnsworth Lane #5206, 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 30th day of May, 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 30th day of May. 2014 next.

The report states the amount of sale to be \$53,900.00.

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

(5-8,5-15,5-22)

112039

Debra A. Swann

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

CIVIL NO. CAEF 13-30173

ORDERED, this 30th day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-Marlyand, una the safe of the prop-erty at 12703 Midstock Lane, Upper Marlboro, Maryland 20772 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 30th day of May, 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

30th day of May, 2014 next. The report states the amount of sale to be \$165,566.47.

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

True Copy—Test: Marilynn M. Bland, Clerk

112038

(5-8,5-15,5-22)

NOTICE

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

vs.

Tanisha Whitaker

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

Defendant

CIVIL NO. CAEF 13-38966

ORDERED, this 30th day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 717 Marcy Avenue, Oxon Hill, Maryland 20745 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 30th day of May, 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 30th day of May, 2014 next.

The report states the amount of sale to be \$157,250.00.

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

112041 (5-8,5-15,5-22)

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

12819 9th Street, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Mark D Meinersmann, dated October 24, 2006, and recorded in Liber 26504 at folio 754 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 Countburg, which heart the address 14728 Woir Street, on County Courthouse, which bears the address 14735 Main Street, on

JUNE 3, 2014 AT 9:08 AM

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

BEING KNOWN AND DESIGNATED AS PARCEL 81 AND PART OF PAR-CEL 2A AS SHOWN ON A DEED RECORDED IN LIBER 5220 AT FOLIO 383 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. AND BEING FURTHER DESCRIBED IN PRIOR DEED AS ALL OF PARCEL NO. 1 AND PARCEL NO. 2 OF THE CONVEYANCE FROM LONA M. HEINE TO ALFRED I. HEINE, DECEASED, AND LONA MAY HEINE BY DEED DATED IANUARY 23, 1980 AND RECORDED IN SAID LAND RECORDS IN LIBER 5220 AT FOLIO 386 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING FOR THE SAME AT A POINT ON THE SOUTH SIDE OF LANHAM-SEVERN ROAD (ALSO KNOWN AS 9TH STREET), SAID POINT BEING ALSO LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL NO.1; THENCE LEAVING SAID SOUTH SIDE AND RUN-NING WITH THE EAST OUTLINES OF SAID PARCEL NO.1 AND SAID CONVEYANCE TO HEINE (LIBER 5220, FOLIO 386) RESPECTIVELY, 1. SOUTH 8 DEGREES 52'00" EAST 162.02 FEET TO A POINT; THENCE RUN-NING WITH THE SOUTH AND WEST OUTLINES, RESPECTIVELY, OF SAID CONVEYANCE TO HEINE (LIBER 5220, FOTIO 366). 2. SOULH 74 DE-GREES 57'00" WEST 36.46 TO A POINT; THENCE 3. NORTH 15 DEGREES 53 '00" WEST 10.22 TO A POINT IN THE SOUTH OUTLINE OF SAID PAR-CEL AND THENCE RUNNING WITH A PART OF SAID SOUTH OUTLINE AND WITH THE SOUTH OUTLINE OF SAID PARCEL NO.2. 4. SOUTH 67 DEGREES 53 00' WEST 16.63' TO A POINT; THENCE RUNNING WITH THE WEST OUTLINE SAID PARCEL NO.2. 5. NORTH 12 DEGREES 57'00" WEST 16.63' TO A POINT: THENCE RUNNING WITH THE WEST OUTLINE OF SAID PARCEL NO.2. 6. 66.58' ALONG THE ARC OF A CURVE TO THE RIGHT TO THE POINT OF BEGINNING; SAID CURVE HAVING A RADIUS OF 542.96", CONTAINING 10,389 SQUARE FEET, MORE OR LESS.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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 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.

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

10241 Prince Place, Unit 203, Upper Marlboro, MD 20774

By virtue of the power and authority contained in a Deed of Trust from KEVIN WILSON, dated July 31, 2001 and recorded in Liber 14919 at Folio 243 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

FRIDAY, MAY 30, 2014

AT 3:05 P.M.

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

UNIT NUMBERED 27-203, IN BUILDING NUMBERED TWENTY SEVEN (27) ON MASTER PLAT ONE OF SECTION TWO OF A PLAN OF CONDOMINIUM ENTITLED "THE PINES CONDOMINIUM" AS OF CONDOMINIUM ENTITLED "THE PINES CONDOMINIUM" AS PER PLATS AND PLANS THEREOF RECORDED IN CONDO-MINIUM PLAT BOOK WWW 84 AT PLATS 3 THROUGH 11, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND, AND BEING PART OF THE LAND AND PREMISE MADE SUBJECT TO A HORIZONTAL PROPERTY ON CONDOMINIUM REGIME BY A MASTER DEED DATED MAY 4, 1973, AND RECORDED IN LIBER 4218 AT FOLIO 454, AMONG THE AFORESAID LAND RECORDS RECORDS.

BEING LOCATED IN THE 13TH ELECTION DISTRICT OF THE SAID COUNTY.

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

TERMS OF SALE: A deposit of \$4,000.00 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 7.50% 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.

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

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 3305 40TH PLACE, BRENTWOOD, MD 20722

By virtue of the power and authority contained in a Deed of Trust from THOMAS J. BOYKIN and EDDIE M. BOYKIN, dated December 17, 2004 and recorded in Liber 21219 at Folio 337 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 FRIDAY, MAY 30, 2014

AT 3:00 P.M.

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

LOTS NUMBERED (33), (34) AND (35) IN BLOCK NUMBERED (13) IN THE SUBDIVISION KNOWN AS "COLMAR MANOR," AS PER PLAT THEREOF RECORDED IN PLAT BOOK RHK 2 AT PLAT 37, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

THIS PROPERTY IS BEING SOLD SUBJECT TO A FIRST DEED OF TRUST. THE PAYOFF AMOUNT OF THE FIRST WILL BE AN-NOUNCED AT THE SALE. THIS PROPERTY IS BEING SOLD SUB-JECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS.

TERMS OF SALE: A deposit of \$7,000.00 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 7.25% 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 pur-chaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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

112065

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that D.M. Outlaw

whose address is 20 New Bedford, Stafford, VA 22554 was on April 16,

2014 appointed personal represen-tative of the small estate of Clarence L Outlaw Jr., who died on April 10,

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

within 30 days after the date of pub-lication of this Notice. All persons

having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication

All persons having claims against

the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Reg-

ister of Wills with a copy to the undersigned on or before the earlier

(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 dece-

(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

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable thereafter.

Personal Representative

other delivery of the notice.

D.M. OUTLAW

CERETA A. LEE REGISTER OF WILLS FOR

P.o. Box 1729

112153

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20772

Estate No. 96394

(5-15)

of the following dates:

dent's death: or

TO ALL PERSONS INTERESTED

CLARENCE L OUTLAW JR

IN THE ESTATE OF

2014 without a will.

tative or the attorney.

of this Notice.

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

(5-15,5-22,5-29)

112057

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

301-490-3361

Improved by premises known as

10016 Erion Court, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Cynthia L Anderson, dated November 28, 2008, and recorded in Liber 30215 at folio 112 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

JUNE 3, 2014

AT 9:18 AM

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

LOT NUMBERED FIFTY-FIVE (55), IN BLOCK LETTERED "E" IN THE SUB-DIVISION KNOWN AS "PLAT THREE, TARTON SOUTH" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 190, AT PLAT 65; BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

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

112073

(5-15, 5-22, 5-29)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ZENAIDA P LOMIBAO AKA: ZENAIDA PARAS LOMIBAO

Notice is given that Kathy L Urcia whose address is 11004 Captains View Lane, Fort Washington, MD 20744 was on May 8, 2014 appointed personal representative of the small estate of Zenaida P Lomibao who died on September 17, 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 the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

(1) Six months from the date of the decedent's death, except if the 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 served or filed within that time, or any extension provided by law, is unenforceable thereafter.

KATHY L. URCIA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 96480 112154 (5-15)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

CHARLES EDWARD BYRD

Hoskin whose address is 2350 Anvil Lane, Temple Hills, MD 20748 was on May 6, 2014 appointed personal representative of the small estate of Charles Edward Byrd who died on

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

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

decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death: or

other delivery of the notice.

Any claim not served or filed thereafter.

BRENDA HOSKIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 95522 112152 (5-15)

Call today! 301-627-0900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE BROWN

Notice is given that Robin D Brown-Woods whose address is 10311 Housely Place, White Plains, MD 20695 was on April 23, 2014 ap-pointed personal representative of the estate of George Brown who died on April 14, 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.

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 23rd day of October, 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 obtained from the Register of Wills.

ROBIN D. BROWN-WOODS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 Main Street 4th Floor UPPER MARLBORO, MD 20773 Estate No. 96470 112155 (5-15,5-22,5-29)

(5-15, 5-22, 5-29)

(5-15,5-22,5-29)

112058 SMALL ESTATE NOTICE OF APPOINTMENT

Notice is given that Brenda June 18, 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 represen-tative or the attorney.

All persons having claims against

(1) Six months from the date of the

(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

within that time, or any extension provided by law, is unenforceable

All persons having any objection

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

12309 Surrey Circle Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Oreoluwa Shitta-Bey, dated August 23, 2007, and recorded in Liber 28598 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

MAY 27, 2014 AT 9:32 AM

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

LOT NUMBERED TWO (2) IN BLOCK LETTERED "F" IN THE SUBDIVI-SION KNOWN AS "RESUBDIVISION OF PART OF SECTION 3, SWAN LAKE DEVELOPMENT, SUBDIVISION OF PART OF SECTION 4, TANTA-LLON ON THE POTOMAC", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 48, PLAT NO. 23, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND,

The property is improved by a dwelling.

111961

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 \$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 8.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement 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

(5-8,5-15,5-22)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14135 BRANDYWINE RD. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated June 19, 2007 and recorded in Liber 28114, Folio 124 among the Land Records of Prince George's Co., MD, with an original principal balance of \$369,750.00 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 Course of Court for the term Mark and MD 20772 (Durad Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$55,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes 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 three there th 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 berrowar 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 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

<u>111974</u>

(5-8.5-15.5-22)

NOTICE

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

> Substitute Trustees, Plaintiffs

V. THYRA HOWARD 6602 Landing Way Landover Hills, MD 20784

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36256

Notice is hereby given this 30th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6602 Landing Way, Landover Hills, MD 20784 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$228,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk (5-8,5-15,5-22) 112032

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 13-23266

2014 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-erty at 4803 River Valley Way #125

Bowie, Maryland 20720 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 be-

fore the 30th day of May, 2014 next, provided a copy of this Notice be in-

serted in some newspaper published in said County once in each

of three successive weeks before the

The report states the amount of sale to be \$253,763.37.

Marilynn M. Bland

Clerk of the Circuit Court for

Prince George's County, Md.

30th day of May, 2014 next.

True Copy—Test: Marilynn M. Bland, Clerk

112027

ORDERED, this 30th day of April,

Plaintiffs

Defendant

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

Substitute Trustees

vs.

Derrick Garnett

NOTICE

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

vs. Sandra Kalu

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

Defendant

2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2604 Markham Lane, Hy-attsville. Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014 next.

The report states the amount of sale to be \$156,500.00.

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

MARYLAND CIVIL NO. CAEF 13-32123 ORDERED, this 30th day of April,

Marilynn M. Bland, Clerk

(5-8,5-15,5-22)

shown on or before the 30th day of May, 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 30th day of May, 2014. The report states the purchase price at the Foreclosure sale to be \$20,520.00.

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

(5-8, 5-15, 5-22)112033

Defendant(s)

LEGALS

NOTICE

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

KAREN WYNN 3323 Huntley Square Drive, Unit # C2

Temple Hills, MD 20748 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00397

Notice is hereby given this 30th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Marylana, that the sale of the prop-erty mentioned in these proceedings and described as 3323 Huntley Square Drive, Unit # C2, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be

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

8235 QUILL POINT DR. **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated February 12, 2007 and recorded in Liber 27295, Folio 124 among the Land Records of Prince George's Co., MD, with an original principal balance of \$440,000.00 and an original interest rate of 6.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 2014 AT 10:59 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 \$54,000 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. 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

5621 HAWTHORNE ST. HYATTSVILLE A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated February 22, 2012 and recorded in Liber 33415, Folio 204 among the Land Records of Prince George's Co., MD, with an original principal balance of \$366,407.00 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

MAY 28, 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" 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 \$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 corrigor including, but pat limited to date minipation 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

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

112029

(5-8,5-15,5-22)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13105 CROSSVIEW CT. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated January 30, 2008 and recorded in Liber 29318, Folio 279 among the Land Records of Prince George's Co., MD, with an original principal balance of \$417,000.00 and an original interest rate of 5.6250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 2014 AT 10:52 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 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 file a motion to resell the property. 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

111972

(5-8, 5-15, 5-22)111965 (5-8,5-15,5-22)

(5-8,5-15,5-22)

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

18008 ROB ROY LA. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated December 31, 2009 and recorded in Liber 31393, Folio 439 and re-recorded in Liber 31610, Folio 38 among the Land Records of Prince George's Co., MD, with an original principal balance of \$407,000.00 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

JUNE 3, 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 \$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 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 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

12710 MARTIN RD. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated September 25, 2010 and recorded in Liber 32259, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$445,500.00 and an original interest rate of 2.361% 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

JUNE 3, 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 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. 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 proceeds resulting from said resele even if such surplus results from improvements to the property its may then resell the property. If Purchaser is shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results

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

410-020-4030

(5-15,5-22,5-29) <u>112082</u>

112083

(5-15.5-22.5-29)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1704 DENNIS CT. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 9, 2006 and recorded in Liber 26782, Folio 111 among the Land Records of Prince George's Co., MD, with an original principal balance of \$333,000.00 and an original interest rate of 8.05% 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

JUNE 3, 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 \$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. 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

(5-15,5-22,5-29)

LEGALS

112081

BWW LAW GROUP, LLC 20 East West Highway, Suite 200 **LEGALS**

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

148 FIRETHORNE CT., UNIT #13-6 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated September 12, 2006 and recorded in Liber 26109, Folio 664 among the Land Records of Prince George's Co., MD, with an original principal balance of \$222,500.00 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

JUNE 3, 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 described as Unit No. 13-6, in a Horizontal or Condominium Regime entitled " Condominium Plat, Section 20, Phase 13, Phase Plat, Kettering by the Park, II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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 corriging including human the sale in 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

112084

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

612 QUADE ST. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated May 29, 2007 and recorded in Liber 28064, Folio 241 among the Land Records of Prince George's Co., MD, with an original principal balance of \$273,000.00 and an original interest rate of 3.913% 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

JUNE 3, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

3503 TAYLOR ST. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated December 30, 2005 and recorded in Liber 24039, Folio 468 among the Land Records of Prince George's Co., MD, with an original principal balance of \$168,000.00 and an original interest rate of 7% 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

JUNE 3, 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 \$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'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

(5-15,5-22,5-29) 112085

(5-15,5-22,5-29) 112086

(5-15,5-22,5-29)

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

8220 Canning Terrace, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Spring Kambui aka Spring Adanna Kambui aka Spring Collette Ashby and Tomba Kambui aka Tomba Kaman Ano Muata Kambui aka William Thomas Ashby, dated February 25, 2008, and recorded in Liber 29405 at folio 214 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 20, 2014 AT 9:02 AM

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

LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "PLAT TWO GLEN ORA" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 94 AT PLAT 75 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 \$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 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 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

(5-1,5-8,5-15)

112074

111834

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

15800 Pacific Court, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Angela D Moore aka Angela D Howard, dated November 16, 2006, and recorded in Liber 26470 at folio 325 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

JUNE 3, 2014 AT 9:22 AM

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

LOT NUMBERED THIRTY (30) IN BLOCK NUMBERED FORTY-TWO (42) IN THE SUBDIVISION KNOWN AS "POINTER RIDGE AT BELAIR VIL-LAGE, SECTION 25, AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK WWW 74 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 dis-cretion, 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 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-charger taxes, and all settlement charges shall be 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 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.

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

LEGALS

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

Improved by premises known as

1638 Taylor Avenue, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Blanca Veronica Lemus and Raquel C Torres, dated January 30, 2007, and recorded in Liber 29263 at folio 456 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

MAY 20, 2014

AT 9:04 AM

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

LOT NUMBERED 30, IN BLOCK LETTERED "N", IN THE SUBDIVISION KNOWN AS "PLAT 3, SECTION 2, FOREST KNOLLS", AS PER RECORDED IN PLAT BOOK WWW46 AT PLAT 46, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. PROPERTY ADDRESS KNOWN AS 1638 TAYLOR AVENUE, FORT WASHINGTON, MARYLAND 20744

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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 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 (if the Substitute Trustees are unable to converge out 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

111836

(5-15,5-22,5-29)

(5-1, 5-8, 5-15)

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

10926 Water Port Court, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Donna Hodge, dated July 27, 2009, and recorded in Liber 30911 at folio 346 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 20, 2014

AT 9:03 AM

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

LOT NUMBERED TWO HUNDRED SIXTY EIGHT (268) IN BLOCK LET-TERED "A" IN THE SUBDIVISION KNOWN AS "PLAT 5, NORTHLAKE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 133 AT PLAT NO. 97 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 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 \$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 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 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

111835

(5-1,5-8,5-15)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

4212 Applegate Lane, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from An-gela S Davis, dated April 19, 2006, and recorded in Liber 25004 at folio 730 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:15 AM

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

IN A DEED DATED 03/14/2006 AND RECORDED 06/04/2006, AMONG THE LAND RECORDS OF THE COUNTY AT STATE FORTH ABOVE. IN DEED VOLUME 22101 AND PAGE 708. TAX MAP OR PARCEL ID NO.: 06-3018181.

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 \$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 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 event and on 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 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.

IMPROVED REAL ESTATE

Improved by premises known as

805 Glacier Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Chrisby virtue of the power and authority contained in a Deed of Irust from Chris-tine E Mcgilvery and Shelvia L Mcgilvery, dated September 7, 2005, and recorded in Liber 22960 at folio 342 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

MAY 20, 2014

AT 9:00 AM

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

LOT NUMBERED THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15) IN BLOCK NUMBERED SEVENTEEN (17) IN A SUBDIVISION KNOWN AS "GREATER CAPITOL HEIGHTS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK BDS1 AT PLAT 60-65 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 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 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 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

(5-8,5-15,5-22) <u>111832</u>

Subscription price is \$15 a year.

(5-1,5-8,5-15)

Give us your contact information -Name and Address

We accept Visa and MC

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

email brendapgp@gmail.com



CALL

301.627.0900

<u>111952</u>

V.

LEGALS

V.

LEGALS

v.

NOTICE

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

Substitute Trustees, Plaintiffs v. IDA B. BUTLER 635 Mount Lubentia Court West

Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Marvland Case No. CAEF 13-32222

Notice is hereby given this 2nd day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 635 Mount Lubentia Court West, Upper Marlboro, MD 20774, 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 2nd day of June, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks

The report states the purchase price at the Foreclosure sale to be \$95,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk 112141 (5-15,5-22,5-29)

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 06/02/2014. 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 in-spected 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#7007B, 1975 Trojan 32' Hull# TRJ050551074 MD#1260AP Bohemia Bay Yacht Harbour 1026 Town Point Rd Chesapeake City

Lot#7009B, 1994 Sea Ray 26'9" Hull# SERT6086B494 MD#0155E

NOTICE

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

BRYAN MASON

Substitute Trustees Plaintiffs

5403 Mystic Court Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28889

Notice is hereby given this 2nd day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5403 Mystic Court, Oxon Hill, MD 20745 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 2nd day of June, 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 2nd day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$184,500.00.

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

\$154,024.00.

<u>112142</u> (5-15,5-22,5-29)

Substitute Trustees, Plaintiffs KIMBERLY MENSAH

NOTICE

4520 East West Highway, Suite 200

Carrie M. Ward, et al.

Bethesda, MD 20814

V.

3018 North Dale Lane Bowie, MD 20716 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-33770

Notice is hereby given this 2nd day of May, 2014 by the Circuit Court for Prince George's County, Marvland, that the sale of the property mentioned in these proceedings and described as 3018 North Dale Lane, Bowie, MD 20716 made and reported by the Substitute Trustee, will be RATIFIED AND CONwill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of June, 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 2nd day of June, 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. True Copy—Test: Marilynn M. Bland, Clerk

112143 (5-15,5-22,5-29) NOTICE

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

Substitute Trustees

STANLEY H. JOHNSON 5101 Saint Barnabas Road Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35414

Notice is hereby given this 2nd day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5101 Saint Barnabas Road, Temple Hills, MD 20748 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of June, 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 2nd day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$211.458.00.

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

True Copy—Test: Marilynn M. Bland, Clerk (5-15, 5-22, 5-29) <u>112144</u>

NOTICE

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

> Substitute Trustees Plaintiffs

SHARON R. MATHIS 12911 William Beanes Road Upper Marlboro, MD 20772-4009

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-08315

Notice is hereby given this 5th day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 12911 William Beanes Road, Upper Marlboro, MD 20772 4009, 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 5th day of June, 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 5th day of June, 2014. The report states the purchase

price at the Foreclosure sale to be \$465,000.00.

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

<u>112145</u> (5-15,5-22,5-29)

NOTICE

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

> Substitute Trustees, Plaintiffs

LAWRENCE RUSH 1614 Taylor Avenue Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-04699

Notice is hereby given this 5th day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 1614 Taylor Avenue, Fort Washington, MD 20744 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 5th day of June, 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 5th day of June, 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 <u>112146</u> (5-15,5-22,5-29)

The Prince George's

Post Newspaper

* * * * *



Turkey Point Marina 1107 Turkey Point Rd Edgewater

Lot#7010B, 1989 Wellcraft 31'8" Hull# WELC5138K889 USCG# 957363 Turkey Point Marina 1107 Turkey Point Rd Edgewater

Lot#7011, 2007 Chevrolet Cobalt Vin# 1G1AL55F177268684 AAA Car Care Annapolis 2054 Somerville Rd Annapolis

Lot#7175, 2001 Mazda Protégé Vin# JM1BJ225210479257 John's Auto Service 7410 Westmore Rd Rockville

Lot#7176, 2001 Hyundai XG300 Vin# KMHFU45D51A099178 Veteran Automotive 7410 Westmore Rd #2 Rockville

Lot#7177, 1996 Freightliner Conventional Vin# 1FUYDSEB2TH763746 **Copes Rentals** 27631 Ocean Gateway Hebron

Lot#7178, 1955 Ford Failane Vin# U5CT135600 Copes Rentals 27631 Ocean Gateway Hebron

Lot#7179, 1983 Chevrolet Malibu Vin# 1G1AW69HXDB114802 **Copes Rentals** 27631 Ocean Gateway Hebron

Lot#7180, 2005 KIA Sedona Vin# KNDUP131756642274 **Copes Rentals** 27631 Ocean Gateway Hebron

Lot#7181, 1999 Isuzu Trooper Vin# IACDI58X4X7921148 Five Star Transmissions 3 Harko Ct #E Essex

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

(5-15,5-22)

112159

Call (301) 627-0900 **0**1 Fax (301) 627-6260

* * * * *

Your Newspaper

Legal Record

Plaintiff

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAN

v.

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

ROOTS OF MANKIND CORPO-RATION

and

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 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: 15207 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237800 Description: 20,000.0000 Sq. Ft. & Imps. Šugar Hill, Lot 2 Assmt: \$189,000.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind

In the Circuit Court for Prince George's County, Maryland CAE 14-09620

Romwood Square, LLC

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: 15207 Peerless Avenue, Upper Marlboro, MD 20772

Account Number: 03 0237800 Description: 20,000.0000 Sq. Ft. & Imps. Sugar Hill, Lot 2 Assmt: \$189,000.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

The Complaint states among other

property and premises situate in the County of Prince George's Property Address: 15204 Peerless

Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237867 Description: 23,875.0000 Sq. Ft. & Imps. Sugar Hill, Lot 8 Assmt: \$176,500.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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

CAE 14-09623

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: 15204 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237867 Description: 23,875.0000 Sq. Ft. & Imps. Sugar Hill, Lot 8 Assmt: \$176,500.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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 5th day of May, 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 successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014, and redeem the Property, and an-swer 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 (5-15,5-22,5-29) <u>112117</u>

ORDER OF PUBLICATION

Plaintiff

MD TL, LLC, RAI AS CUSTODIAN

ROOTS OF MANKIND ROMWOOD SOUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND

LEGALS

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 successive weeks on or be-fore the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014, and redeem the Property, and an-swer 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 (5-15,5-22.5-29) 112116

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

v. ROOTS OF MANKIND

ROMWOOD SOUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROM-WOOD SQUARE, LLC

and

ROOTS OF MANKIND CORPORATION

and

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 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: 15209 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237792 Description: 20,000.0000 Sq. Ft. & Imps. Sugar Hill, Lot 1 Assmt: \$189,000.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

ROOTS OF MANKIND

Plaintiff

ROMWOOD SQUARE, LLC and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and ROOTS OF MANKIND

CORPORATION

and

Plaintiff

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 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: 15206 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237875 Description: 21,123.0000 Sq. Ft. & Imps. Sugar Hill, Lot 9 Assmt: \$189,100.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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

CAE 14-09621

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: 15206 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237875 Description: 21,123.0000 Sq. Ft. & Imps. Ŝugar Hill, Lot 9 Assmt: \$189,100.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

LEGALS

County of Prince George's

Property Address: 15210 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237891 Description: 20,000.0000 Sq. Ft. & Imps. Sugar Hill, Lot 11 Assmt: \$186,400.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

In the Circuit Court for Prince George's County, Maryland CAE 14-09617

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 Col-lector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

Property Address: 15210 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237891 Description: 20,000.0000 Sq. Ft. & Imps. Sugar Hill, Lot 11 Assmt: \$186,400.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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 5th day of May, 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 successive weeks on or be-fore the 20th due to the 2014 order fore the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014, and redeem the Property, and an-swer 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 (5-15,5-22,5-29) 112112

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAN

CLIFTON B. BACCOUS

BENEFICIAL FINANCIAL I, INC. F/K/A BENEFICIAL MARYLAND INC. F/K/A BENEFICIAL MORTGAGE CO. OF MARYLAND

paper having general circulation in Prince George's County, once a week for three successive weeks on or be-fore the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 2014, and redeem the Property, and an-swer 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 (5-15,5-22,5-29) 112111

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

Plaintiff

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

ROOTS OF MANKIND

SHIRLEY GRANT, TRUSTEE

DIRECTOR OF PRINCE GEORGE'S

COUNTY DEPARTMENT OF

COMMUNITY DEVELOPMENT,

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

trators, 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

Property Address: 15208 Peerless

Avenue, Upper Marlboro, MD

Description: 24,580.0000 Sq. Ft. &

Assessed To: Roots of Mankind

In the Circuit Court for

Prince George's County,

Account Number: 03 0237883

Imps. Sugar Hill, Lot 10

Liber/Folio: 31890/108

Romwood Square, LLC

Assmt: \$176,600.00

County of Prince George's

CORPORATION

HOUSING AND

TRUSTEE

and

v.

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROM-WOOD SQUARE, LLC

and

and

and

and

20772

Plaintiff

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

although more than six (6) months from the date of sale has expired. It is thereupon this 5th day of May, 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 successive weeks on or before the 30th day of May, 2014, warning all persons interested in the warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 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 112110 (5-15,5-22,5-29)

ORDER OF PUBLICATION

Plaintiff

MD TL, LLC, RAI AS CUSTODIAN

v.

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

ROOTS OF MANKIND CORPORATION

and

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 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

ROMWOOD SOUARE, LLC

ROOTS OF MANKIND CORPORATION

and

and

SHIRLEY GRANT, TRUSTEE

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 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: 15205 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237818 Description: 25,021.0000 Sq. Ft. & Imps. Sugar Hill, Lot 3 Assmt: \$189,400.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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

CAE 14-09622

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 argonding. this proceeding:

Property Address: 15205 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237818 Description: 25,021.0000 Sq. Ft. & Imps. Sugar Hill, Lot 3 Assmt: \$189,400.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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 5th day of May, 2014, by the Circuit Court for Prince George's County;

Marvland CAE 14-09618

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: 15209 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237792 Description: 20,000.0000 Sq. Ft. & Imps. Sugar Hill, Lot 1 Assmt: \$189,000.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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 5th day of May, 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 successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 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 <u>112113</u> (5-15,5-22,5-29)



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 5th day of May, 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 successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 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 112115 (5-15, 5-22, 5-29)

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

Plaintiff

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROMWOOD SQUARE, LLC

CORPORATION

SHIRLEY GRANT, TRUSTEE

ROOTS OF MANKIND

and

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 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 and

and

HOUSEHOLD FINANCE CORPO-RATION III, TRUSTEE

COUNCIL OF CO-OWNERS OF LYNHILL CONDOMINIUM A/K/A COUNCIL OF CO-OWNERS OF LYNNHILL CONDOMINIUM

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: 3103 Good Hope Avenue, Unit 313, Temple Hills, MD 20748 Account Number: 06 0612820 Description: 965.0000 Sq. Ft. & Imps Lynnhill, Unit S-313, 09 remail 02/24 Lda Cae 09-00894 tdt 03/02/2010 Assmt: \$92,000.00 Liber/Folio: 31470/001 Assessed To: Baccous, Clifton B.

> In the Circuit Court for Prince George's County, Maryland CAE 14-09517

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: 3103 Good Hope Avenue, Unit 313, Temple Hills, MD 20748

Account Number: 06 0612820 Description: 965.0000 Sq. Ft. & Imps Lynnhill, Unit S-313, 09 remail 02/24 Lda Cae 09-00894 tdt 03/02/2010

Assmt: \$92,000.00 Liber/Folio: 31470/001 Assessed To: Baccous, Clifton B.

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 5th day of May, 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-

Maryland CAE 14-09619

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: 15208 Peerless Avenue, Upper Marlboro, MD 20772

Account Number: 03 0237883 Description: 24,580.0000 Sq. Ft. & Imps. Sugar Hill, Lot 10 Assmt: \$176,600.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

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 5th day of May, 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 successive weeks on or before the 30th day of May, 2014, warning all persons interested in the said properties to be and appear in this Court by the 8th day of July, 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 (5-15, 5-22, 5-29) 112114



and

and

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6608 GREENLAND ST. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated May 18, 1994 and recorded in Liber 9579, Folio 85 among the Land Records of Prince George's Co., MD, with an original principal balance of \$91,670.00 and an original interest rate of 7.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 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

8618 NORTH DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 29, 2006 and recorded in Liber 25619, Folio 570 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 6.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 \$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 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 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 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

4750 ROLLING DALE WAY CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 2, 2007 and recorded in Liber 27802, Folio 36 among the Land Records of Prince George's Co., MD, with an original principal balance of \$256,700.00 and an original interest rate of 3.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 20, 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 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 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 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

111862

(5-1, 5-8, 5-15)

<u>111863</u>

(5-1,5-8,5-15)

<u>111864</u>

(5-1, 5-8, 5-15)

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

1007 LARCHMONT AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 29, 2008 and recorded in Liber 29982, Folio 422 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 7.12500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on,

JUNE 3, 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 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 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 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

112099

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

14104 SILVER TEAL WAY UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 22, 2005 and recorded in Liber 24189, Folio 607 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$347,708.02 and an original interest rate of 7.00% 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

JUNE 3, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$42,000 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 the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the 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

6906 FLAG HARBOR DR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 23340, Folio 444 among the Land Records of Prince George's Co., MD, with an original principal balance of \$210,900.00 and an original interest rate of 4.10600% 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 ontrance, Josef Marlboro, MD, 20772 (Duval Wing ontrance) and Main St., Opper Marlboro, MD, 20772 (Duval Wing ontrance) and MARLBORO, M Wing entrance, located on Main St.), on

JUNE 3, 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 \$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. 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 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

112100 (5-15, 5-22, 5-29)

(5-15, 5-22, 5-29)112101 (5-15, 5-22, 5-29)

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

VALUABLE PROPRIETARY DOCUMENTS IN PRINCE GEORGE'S COUNTY, MARYLAND ENTITLING POSSESSION OF A COOPERATIVE UNIT KNOWN AS

2 D Eastway Road, Unit #444 Greenbelt, MD 20770

Auction sale of Proprietary Documents in the Greenbelt Homes, Inc. housing cooperative (the "Cooperative") allotted to Unit 444 by the virtue of the power vested and contained in the Security Agreement by and between Nancy McDaniel Corley and NCB, FSB, A Federal Savings Bank. The undersigned will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 27, 2014 AT 11:00 AM.

The Proprietary Documents will be sold subject to Articles of Incorporation, by-laws, Mutual Ownership Contract and house rules and regulations of the Cooperative and subject to monthly cooperative fees in the amounts to be announced at the time of sale. The Proprietary Documents entitle the owner to the use and occupancy of the cooperative unit. The purchaser may be required to occupy the cooperative unit.

Purchase shall be subject to the approval by the Cooperative of the purchaser as an active member. It is the obligation of the Purchaser to obtain said approval from the Cooperative. Purchaser shall be subject to use and occupancy restrictions and other provisions of the Cooperative's governing documents thereafter which may require the unit to be owner occupied. The proprietary document will be sold subject to underlying liens on the real property in the exact amount of which will be announced at the time and place of sale.

Terms of Sale: A deposit of \$10,000.00 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 thirty (30) days. The purchaser, other than the Secured Party, 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 Attorneys.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the secured party or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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 thirty (30) days of the sale, the Attorneys 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. 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 Attorneys cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale may be 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, Attorneys for the Secured Party

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com 111938 (5-8,5-15,5-22)

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

8710 PAMPER LANE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Luigi Leblanc, dated August 19, 2005 and recorded in Liber 23449, Folio 118 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$338,800.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 27, 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 \$35,000.00 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

<u>111936</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1306 DILLON COURT CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Richard Pitts, Jr. and Sandra L. Pitts, dated January 8, 2007 and recorded in Liber 29217, Folio 195 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$195,200.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 27, 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable tile, 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

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

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 <u>(5-8,5-15,5-22)</u> <u>111935</u>

(5-8,5-15.5-22)

Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9247 GREENWOOD LANE LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Edgar Alden Gleason, dated April 26, 2010 and recorded in Liber 31688, Folio 546 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$228,173.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 27, 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 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. 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 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3917 ETTRICK CT. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October 30, 1997 and recorded in Liber 11852, Folio 292 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$148,144.00 and an original interest rate of 6.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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 described as Unit No. 40, Phase 10, Building 10, 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 \$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 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 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

4515 34TH ST. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated September 30, 2005 and recorded in Liber 23251, Folio 642 among the Land Records of Prince George's Co., MD, with an original principal balance of \$225,000.00 and an original interest rate of 1.8% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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 \$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 isk 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 fore ited. 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.

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

(5-8,5-15,5-22) 111977

(5-8,5-15,5-22) 111978

(5-8,5-15,5-22)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 8837 RUSLAND COURT FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Berwith an original principal balance of \$201,293.35, and an original in-terest rate of 2.140%, 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 JUNE 3, 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 \$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 ratifi-cation of the sale, to be adjusted as of the date of foreclosure auction, where the numerical the foreclosure are to be denore. 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 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.

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

(5-15, 5-22, 5-29)

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** 3909 WINDBROOK COURT CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Lance Harrison and Peggy Harrison, dated February 26, 2007 and recorded in Liber 28137, Folio 419 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$455,000.00, and an original interest rate of 3.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 3, 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 \$59,000.00 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 (5-15,5-22,5-29)

112053

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

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**

10905 HACKBERRY COURT CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Fredy Gonzalez and Ana Ruth Gonzalez, dated July 21, 2006 and recorded in Liber 26145, Folio 268 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$524,350.00, and an original interest rate of 6.500%, default having oc-curred under the terms thereof, the Substitute Trustees will sell at pub-lia useful of 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 JUNE 3, 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 \$71,000.00 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 purchaser shall be hable 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 112054 (5-15,5-22,5-29)

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

112055

600 Baltimore Avenue, Suite 208

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

Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

501 EIGHTH STREET LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Olufemi Olumuywa Akinwande, dated October 15, 2007 and recorded in Liber 28857, Folio 711 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$225,000.00, and an original interest rate of 7.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 27, 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 \$36,000.00 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

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**

4311 SADDLE RIVER DRIVE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Helene Cunningham and Robert G. Beebe, dated February 5, 2009 and recorded in Liber 30431, Folio 262 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$397,213.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 3**, 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 \$46,000.00 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

> (5-15, 5-22, 5-29) 112056

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3420 ESTONIA DRIVE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Deb-bie C. Williams, dated April 30, 2010 and recorded in Liber 31677, Folio 164 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 3, 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 purhase 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, 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

> > (5-15, 5-22, 5-29)

(5-8.5-15.5-22)112051

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

7616 SOUTH ARBORY CT., UNIT #423 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated December 5, 2005 and recorded in Liber 24430, Folio 412 among the Land Records of Prince George's Co., MD, with an original principal balance of \$176,000.00 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. Unper Marthono MD. 20772 (Duval for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 3, 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 described as Unit Numbered Four Hundred Twenty-three (423) in Building Lettered "FF", "Building FF, Phase Thirteen, 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 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 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 on pot 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 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

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

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 4.00000% 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

JUNE 3, 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 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 my physical by the payable by any first transfer. 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 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 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

(5-15, 5-22, 5-29)

<u>112104</u>

112103

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

8961 TOWN CENTER CIR., UNIT # 209 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 30, 2005 and recorded in Liber 24809, Folio 642 and re-recorded in Liber 26452, Folio 626 among the Land Records of Prince George's Co., MD, with an original principal balance of \$188,200.00 and an original interest rate of 3.625% 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

JUNE 3, 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 described as Unit 1-209, in Building No. 1, in a horizontal or Condominium Regime Entitled, "Phase 1, Largo 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes 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. 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 avoir 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

<u>112102</u>

(5-15,5-22,5-29)

LEGALS

LEGALS

(5-15,5-22,5-29)

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

10302 RICHMANOR PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 20, 2007 and recorded in Liber 28834, Folio 685 among the Land Records of Prince George's Co., MD, with an original principal balance of \$417,000.00 and an original interest rate of 7.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 3, 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 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 \$41,000 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 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 said reselu oven if even curve results from increasers. 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

180 JOYCETON TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 13, 2009 and recorded in Liber 31264, Folio 237 among the Land Records of Prince George's Co., MD, with an original principal balance of \$211,004.00 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

JUNE 3, 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 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 \$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 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 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

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

6204 MARDELLA BLVD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 4, 2004 and recorded in Liber 25498, Folio 559 among the Land Records of Prince George's Co., MD, with an original principal balance of \$309,300.00 and an original interest rate of 5.37500% 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

JUNE 3, 2014 AT 11:46 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 \$41,000 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 chase money at the current rate contained in the Deed of Irust 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 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

(5-15, 5-22, 5-29) 112106 (5-15, 5-22, 5-29)112107 (5-15, 5-22, 5-29)

V.

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**

5603 REGENCY LANE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Carl L. Groves, dated March 26, 2009 and recorded in Liber 34782, Folio 210 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$197,962.33, and an original interest rate of 0.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Markhers, MD 20772 (Funct of Main St. Contrast of Drust) Wing of 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 JUNE 3, 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 condi-tions, 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 ratifi-cation 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 reme-dies, 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 prost each entities 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 112059 (5-15, 5-22, 5-29)

LEGALS

v.

JAMES P. STIEBEL

Mitchellville, MD 20721

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 13-36540

Notice is hereby given this 5th day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-

tioned in these proceedings and de-scribed as 2509 Nicol Circle, Mitchellville, MD 20721 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 5th day of June, 2014, provided a copy of this NOTICE be inserted

2509 Nicol Circle

\$305,214.10.

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.

Barbara A. Widmer, Personal Representative for the Es-tate of Norma C. Loeffel 12110 Rockledge Drive Bowie, MD 20715

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04423

Notice is hereby given this 5th day of May, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of June, 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 5th day of June, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$220,000.00. The property sold herein is known as 12110 Rockledge Drive, Bowie, MD 20715.

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

Marilynn M. Bland, Clerk

<u>1121</u>24

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112130 (5-15, 5-22, 5-29)True Copy—Test: (5-15,5-22,5-29) The **Prince** NOTICE Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814 George's Substitute Trustees Plaintiffs v. SHERIL FLEMING EDWARD SMITH 6843 Jade Court Capitol Heights, MD 20743 Post Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36435 Notice is hereby given this 5th day of May, 2014 by the Circuit Court for Prince George's County, Maryland, Newspaper that the sale of the property mentioned in these proceedings and de-scribed as 6843 Jade Court, Capitol Heights, MD 20743, 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 Call

NOTICE Carrie M. Ward, et al.

Substitute Trustees,

Plaintiffs

Defendant(s)

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

4520 East West Highway, Suite 200 Bethesda, MD 20814

NOTICE

Substitute Trustees, Plaintiffs

ADA R. ALLEN 12602 Wrightwood Court Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-37637

Notice is hereby given this 5th day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 12602 Wrightwood Court, Upper Marlboro, MD 20772 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 5th day of June, 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 5th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$164,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112131 (5-15, 5-22, 5-29)

NOTICE Carrie M. Ward, et al.

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees, Plaintiffs

JAMIE D. FOSTER 3763 Eightpenny Lane Bowie, MD 20716

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-23306

Notice is hereby given this 5th day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 3763 Eightpenny Lane, Bowie, MD 20716, 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 5th day of June, 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 5th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$214.000.00

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112132 (5-15, 5-22, 5-29)

LEGALS

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

NOTICE

Substitute Trustees, Plaintiffs

MICHAEL SMITH 10129 Prince Place, Unit #302-12A Upper Marlboro, MD 20774-1125

v.

In the Circuit Court for Prince

Defendant(s)

George's County, Maryland Case No. CAE 13-04140 Notice is hereby given this 5th day of May, 2014 by the Circuit Court for

Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 10129 Prince Place, Unit #302-12A, Upper Marlboro, MD 20774-1125 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 5th day of June, 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 5th day of June, 2014. The report states the purchase price at the Foreclosure sale to be \$46,750.00.

NOTICE

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

> Substitute Trustees, Plaintiffs

JHON REDMAN 2977 Hobblebush Court Lanham IRTA Hyattsville, MD 20706

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35520

Notice is hereby given this 5th day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 2977 Hobblebush Court, Lanham IRTA Hyattsville, MD

Laura

NOTICE

NOTICE

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

in some newspaper printed in said County, once in each of three successive weeks before the 5th day of June, 2014. The report states the purchase price at the Foreclosure sale to be

Laura H. G. O'Sullivan, et al., Substitute Trustees		Substitute Irustee	
Substitute musiees	Plaintiffs	vs.	
VS.			
Charles C Clairdy	Defendant	Shelby L. Nestor a Daniel L. Nestor	

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

Civil No. CAEF 14-00218

ORDERED, this 5th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3809 32nd Street, Mount Rainier, Maryland 20712 mentioned in these proceedings, made and reported 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 5th day of June, 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 5th day of June, 2014, next.

The report states the amount of sale to be \$109,388.69.

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

(5-15,5-22,5-29) <u>112127</u>

NOTICE

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

vs.

Renee Stephens

In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-30388

Defendant

ORDERED, this 5th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 102 Big Chimney Branch, Unit 18-1, Upper Marlboro, Mary-land 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of June, 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 5th day of June, 2014, next.

The report states the amount of sale to be \$90,572.03.

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

(5-15, 5-22, 5-29)

112126

and

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

Plaintiffs

Civil No. CAEF 13-33758

ORDERED, this 5th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 16701 Wardlow Road, Upper Marlboro, Maryland 20772 men-tioned 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 5th day of June, 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 5th day of June, 2014, next.

The report states the amount of sale to be \$371,446.48.

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

<u>112128</u> (5-15,5-22,5-29)

NOTICE

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

Nokama Smith aka Nokama J Smith

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

ORDERED, this 5th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 8806 Junaluska Terrace, Clinton, Maryland 20735 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 5th day of June, 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 5th day of June, 2014, next.

sale to be \$223,975.46.

Clerk of the C	N M. BLAND	
Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk		
112125	(5-15,5-22,5-29	

vs

Defendant

Civil No. CAE 13 08434

The report states the amount of

ARILYNN M. BLAND	M
of the Circuit Court for	Cler
e George's County, Md.	Prir
by—Test:	True Co
n M. Bland, Clerk	Marilyr
(5-15,5-22,5-29)	112129

301-627-0900

NEWS

NOTICE

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

Anesia Smith

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

Defendant

Civil No. CAEF 13-18700

ORDERED, this 5th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5330 Stoney Meadow Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of June, 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 5th day of June, 2014, next.

The report states the amount of sale to be \$139,500.00.

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

(5-15, 5-22, 5-29)

the 5th day of June, 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 5th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$185,000.00. MARILYNN M. BLAND Clerk of the Circuit Court for

Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112133 (5-15, 5-22, 5-29)

NOTICE

v.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112134 (5-15, 5-22, 5-29)

20706 made and reported b Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 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 5th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$131,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112135 (5-15,5-22,5-29)

LEGALS

NOTICE

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

SANDRA THOMAS KATINA BURROWS 6102 Westbrook Drive

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35623 Case No. CAEF 14-00239

Notice is hereby given this 1st day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 2707 Keating Street, 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 2nd day of June, 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 2nd day of

The report states the purchase price at the Foreclosure sale to be \$73,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112138 (5-15, 5-22, 5-29)

June, 2014.

Hyattsville, MD 20784

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

Notice is hereby given this 2nd day of May, 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 6102 Westbrook Drive, Hyattsville, MD 20784 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of June, 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 2nd day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$195,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112139 (5-15, 5-22, 5-29)

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

price at the Foreclosure sale to be \$266,000.00.

112140 (5-15, 5-22, 5-29)

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

Plaintiffs v. MORRIS R. CARROLL 2707 Keating Street Temple Hills, MD 20748

Substitute Trustees Plaintiffs

Defendant(s)

RODNEY PENNINGTON 931 Vauxhall Road Hyattsville, MD 20785

V.

Carrie M. Ward, et al.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-37583

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees,

Plaintiffs

Defendant(s)

Notice is hereby given this 2nd day of May, 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 931 Vauxhall Road, Hyattsville, MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of June, 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 2nd day of June, 2014. The report states the purchase

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

4906 56th Place, Bladensburg, Maryland 20781

By virtue of the power and authority contained in a Deed of Trust from Tzu Ying Wei, dated April 30, 2004, and recorded in Liber 19726 at folio 494 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

JUNE 3, 2014 AT 9:07 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, MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTERED "H", IN THE SUBDIVISION KNOWN AS "ROGERS HEIGHTS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 16 AT PLAT 7, AND BEING IN THE 2ND ELECTION DISTRICT. THE IMPROVEMENTS THEREON BEING KNOWN AS 4906 56TH AVENUE, HYATTSVILLE, MARYLAND - 20710.

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. 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 argument be Carbotter to Trustees. Burgh care the all 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

(5-15, 5-22, 5-29) 112064

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

6703 Hamilton Street, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Blanca L Alfaro, dated December 28, 2005, and recorded in Liber 24316 at folio 203 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

JUNE 3, 2014 AT 9:10 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: LOT NUMBERED TWENTY-SIX (26) IN BLOCK LET-TERED "B", IN THE SUBDIVISION KNOWN AS "BEACON HEIGHTS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 23 AT PLAT 38. THE IMPROVEMENTS THEREON BEING KNOWN AS 6703 HAMILTON STREET, 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 \$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 or 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 ascrow 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-turd of the demesit to the number of the demesit the color 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>11206</u>8

(5-15,5-22,5-29)

<u>111944</u>

(5-8, 5-15, 5-22)

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3362

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

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

11829 Sylvia Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Theresa Covington, dated September 18, 2007, and recorded in Liber 31870 at folio 123 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:04 AM

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

ALL THAT LOT OF GROUND SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED TWENTY-FOUR (24), IN BLOCK LETTERED" K", IN THE SUB-DIVISION KNOWN AS "PLAT TWO - SECTION FIVE, BONIWOOD", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 148, AT PLAT 36: BEING IN THE 8TH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 11829 SYLVIA DRIVE, 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 \$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 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

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

Improved by premises known as

5999 K Street, Fairmount Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Cereta Gibbons, dated April 11, 2008, and recorded in Liber 30095 at folio 264 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:11 AM

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

ALL THAT PROPERTY SITUATE, PRINCE GEORGE'S COUNTY, STATE OF MARYLAND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOTS NUM-BERED THREE HUNDRED FORTY-SIX (346) AND THREE HUNDRED FORTYSEVEN (347) IN BLOCK LETTERED "P" IN THE SUBDIVISION KNOWN AS "SYLVAN VISTA" AS PER PLAT THEREOF RECORDED IN PLAT BOOK RNR 2 AT PLAT 66, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 18TH ELEC-TION DISTRICT. THE IMPROVEMENTS THEREON BEING KNOWN AS 5999 K STREET, FAIRMOUNT 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 \$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 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

<u>111949</u>

(5-8,5-15,5-22)

Improved by premises known as

6502 Lake Park Drive #202, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Shawn L Armstrong, dated August 11, 2005, and recorded in Liber 23261 at folio 697 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:14 AM

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

BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT 6502-2F, BUILDING NO. 10, PHASE 7, IN GREENBELT LAKE VILLAGE CONDO-MINIUM, A HORIZONTAL PROPERTY REGIME, AS UNIT AND SAID CONDOMINIUM IS NOW ESTABLISHED UNDER THE PROVISIONS OF THE MARYLAND CONDOMINIUM ACT, TITLE II OF THE REAL PROP-ERTY ARTICLE BY TITLE OPERAT[ON AND EFFECT OF A DECLARATION AND BY-LAWS MADE BY GREENBELT PROPERTIES, LLC. DATED APRIL I, 1997 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S 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 \$20,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the 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>111951</u>

(5-8,5-15,5-22) <u>111954</u>

CALL 301.627.0900

email brendapgp@gmail.com

Improved by premises known as

11606 Tearthumb Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Phyliss T Dodson and Tyrone P Dodson, dated August 25, 2010, and recorded in Liber 32052 at folio 500 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 aution at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:17 AM

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

ALL THAT PROPERTY SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, MARYLAND, AND MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: LOT 49, BLOCK C, IN THE SUBDIVISION KNOWN AS PLAT FOUR, WINSHIRE, PER PLAT BOOK VJ 166, PAGE 45, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 11606 TEARTHUMB COURT, UPPER MARLBORO, MARY-LAND - 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 \$29,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary charges and assessments payable on an annual basis, including santiary 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-baser. 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

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(5-8, 5-15, 5-22)

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

7102 Columbia Park Road, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Linda Bradley, dated November 6, 2007, and recorded in Liber 32723 at folio 025 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:16 AM

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

LOTS NUMBERRED THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15) IN BLOCK LETTERED "K" IN THE SUBDIVISION KNOWN AS "EAST CO-LUMBIA PARK" AS PER PLAT RECORDED IN PLAT BOOK SDH 3 AT PLAT 13 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 13TH ELECTION DISTRICT, TAX ACCOUNT NO: 1502921.

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 \$6,000.00 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 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. Lipon refund of the deposit, the sale shall be void and of no effect, and the purchaser ashall have no further claim against 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

111953

(5-8,5-15,5-22)

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

1033 Saint Michaels Drive, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Emmanuel Nzerem and Euphemia Nzerem, dated August 28, 2006, and recorded in Liber 26163 at folio 688 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:19 AM

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

LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "D", IN THE SUB-DIVISION KNOWN AS "ENTERPRISE KNOLLS CLUSTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 114 AT PLAT 12, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be 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. Lyon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim gainst the Substitute Trustees. Purchaser shall have no further claim gainst 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

111956

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

12807 Village Square, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Nathaniel Henry Jr, dated May 10, 2007, and recorded in Liber 27892 at folio 188 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:30 AM

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

LOT NUMBERED SEVENTY-FOUR (74), IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "PLAT FOUR, MARLTON TOWN CENTER", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK VJ 178, AT PLAT 38; BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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. 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 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

111960

(5-8,5-15,5-22)

(5-8,5-15,5-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

LEGALS

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

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 REAL ESTATE

Improved by premises known as

15604 Everglade Lane #5-201, Mitchellville, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Michelle L Davis-Hunt aka Michelle L. Davis, dated February 29, 2008, and recorded in Liber 29461 at folio 674 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:06 AM

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

BEING KNOWN AND DESIGNATED AS UNIT NO. 5-201, PHASE 3, BUILD-ING 5, IN A CONDOMINIUM REGIME KNOWN AS "BOWIE NEW TOWN CENTER CONDOMINIUM", SITUATE IN PRINCE GEORGE'S COUNTY, AS SHOWN ON THE PLATS ENTITLED "CONDOMINIUM PLAT, PHASE 3, BUILDING #5, PARCEL "U" BOWIE NEW TOWN CENTER CONDO-MINIUM, SHEET 1 OF 2 AND 2 OF 2", WHICH PLATS ARE RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK VJ 180, AT PLATS 22 AND 23, RESPECTIVELY AND AS ESTAB-LISHED PURSUANT TO THE PROVISIONS OF THE MARYLAND CON-DOMINIUM ACT, SECTIONS 11-101, ET SEQ., OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED; AND PURSUANT TO THE DECLARATION AND BY-LAWS OF BOWIE NEW TOWN CENTER CONDOMINIUM, DATED JULY 18, 1996 AND RECORDED AMONG THE LANDV RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 10910, FOLIO 680 AND AS AMENDED FROM TIME TO TIME. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID REGIME IN ACCORDANCE WITH SAID DECLARATION AND BY-LAWS AS MAY BE AMENDED OR RE-VISED 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 \$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. 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 have no further claim gphysical possession of the property. The purchaser at the forcelosure 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 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

8270 Imperial Drive, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Zahoor Ahmed and Fauzia Ahmed, dated February 13, 2006, and recorded in Liber 24591 at folio 591 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 27, 2014

AT 9:07 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 BEING DE-SCRIBED AS FOLLOWS: BEING KNOWN AND DESIGNATED AS FAMILY UNIT NUMBERED 5-D BEING UNIT LETTERED D IN BUILDING NO. 5 IN THE "ANDOVER HEIGHTS CONDOMINIUM IV-B" AS ESTABLISHED PURSUANT TO A MASTER DEED MADE BY THE DUBIN CONSTRUC-TION COMPANY, INC. DATED APRIL 1, 1971, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 3931 AT FOLIO 376, ET SEQ. AND PURSUANT TO THE MASTER PLAT ENTITLED "ANDOVER HEIGHTS CONDOMINIUM IV-B" DE-SCRIBED IN SAID MASTER DEED AND RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN PLAT BOOK WWW 53 AT PLAT NUM-BERED 34 ET SEQ., BEING IN THE 10TH ELECTION DISTRICT. THE IM-PROVEMENTS THEREON BEING KNOWN AS NO. 8270 IMPERIAL DRIVE, LAUREL, MARYLAND - 20708.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser. 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 have no further claim genysical 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

111946

(5-8,5-15,5-22)

Improved by premises known as

246 Red Jade Drive, #13-5, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Annie D Baldwin, dated June 15, 2007, and recorded in Liber 28381 at folio 646 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

JUNE 3, 2014

AT 9:02 AM

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

ALL THAT CONDOMINIUM UNIT SITUATE IN PRINCE GEORGE'S COUNTY, IN THE STATE OF MARYLAND AND DESCRIBED AS FOL-LOWS, THAT IS TO SAY: BEING KNOWN AND DESIGNATED AS CON-DOMINIUM UNIT NO. 13-5 IN PHASE 13, "KETTERING-BY THE PARK CONDOMINIUM", AS SHOWN ON THE PLATS ENTITLED "CONDO-MINIUM PLAT, SECTION TWO, PHASE 13, CONDOMINIUM PHASING PLAN, KETTERING IN THE PARK I", WHICH PLATS ARE RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND AT PLAT BOOK 127, AT PAGE 9, AND AS ALSO SHOWN ON THE PLATS ENTITLED "AMENDED CONDOMINIUM PLAT, SECTION 2, PHASE 13, CONDOMINIUM PHASING PLAN, KETTERING BY THE PARK I" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 128, AT PAGES 45 THRU 47, IN-CLUSIVE, AND AS SAID UNIT AND SAID CONDOMINIUM ARE ESTAB-LISHED PURSUANT TO THE KETTERING-BY-THE-PARK CONDOMINIUM DECLARATION AND BY-LAWS DATED APRIL 29, 1986 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 6375, FOLIO 134 AND ALL AMEND-MENTS THERETO RECORDED PRIOR HERETO. THE IMPROVEMENTS THEREON BEING KNOWN AS 246 RED JADE DRIVE, UNIT - 13-5, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the sale shall be void and of no effect, and the 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

(5-8.5-15.5-22)

112061

(5-15,5-22,5-29)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners 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 License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

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

BOARD OF LICENSE COMMISSIONERS

Attest: Diane M. Bryant February 27, 2014 111928

NOTICE

(5-8, 5-15)

Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814 Substitute Trustees, Plaintiffs v. TAWA K. TCHANKOUME 6537 Landing Way Hyattsville, MD 20784-4621

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-00262

Notice is hereby given this 29th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6537 Landing Way, Hyattsville, MD 20784-4621 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of May, 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 29th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$167,860.00

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112023 (5-8,5-15,5-22)

PRINCE GEORGE'S COUNTY GOVERNMENT

place Beer & Wine, 3264 Superior Lane, Bowie, 20715 transfer of location from Mirzaie Beer & Wine, LLC, t/a Seven Eleven Store (Laurel), t/a Seven Eleven Store (Laurel), 12009 Laurel Bowie Road, Laurel, 20708, Mehdi G. Mirzaie, Mem-ber/Authorized Person, Agyarkwa Kwabe Amoyaw, Member/Autho-rized Person, Farzaneh Mirzaie, Member/Authorized Person.

Brian McClimens, Managing Member, Benjamin Epstein, Manag-ing Member for a New Class B, Beer Wine License for the use of Ben and and Brain Games, LLC, t/a The Board and Brew, 8150 Baltimore Avenue, Suite F2&G, College Park, 20740.

Steven Thornton, Authorized Person, Charles Burton Heiss, Authorized Person for a New Class B(BLX), Beer, Wine and Liquor License for the use of Nando's of Laurel, LLC, t/a Nado's Peri Peri, 14828 Baltimore Avenue, Building 1, Laurel,

Stuart R. Damon, Managing Mem-ber for a New Class B(BLX), Beer, Wine and Liquor License for the use of Oyster Bar Management, LLC, t/a The Walrus Oyster & Ale House, 152 Waterfront Street, National Harbor, 20745.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, May 27, Additional information may 2014. be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest: Diane M. Bryant April 4, 2014

<u>111929</u> (5-8,5-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA P JONES

Notice is given that William A. McConkey whose address is 207 Cypress Creek Road, Severna Park, MD 21146 was on April 7, 2014 appointed personal representative of the estate of Anna P Jones who died on March 23, 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 (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 October, 2014.

tober, 2014. Any person having a claim against the decedent must present the claim to the undersigned per-sonal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the

(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

LEGALS

things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months and a day from 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 expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-culation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-caribad about to appreciate the scribed above to appear in this Court by the 1st day of July, 2014, and redeem their respective prop-erty or answer the Complaint, or thereafter a Final Decree will be endemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk 112009 (5-8.5-15-5-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLADYS M FORTUNE**

Notice is given that Anita Jackson whose address is 8161 Grady Ct #3417, Lorton, VA 22079 was on April 24, 2014 appointed personal representative of the estate of Gladys M Fortune who died on March 29, 2014 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 24th day of October, 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 (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

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 and a day from the sale have ex-pired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 29th day of April, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George's Post, which is a newspaper having general cir-Sulation in Prince George's County, Maryland once a week for three (3) consecutive weeks on or before the 23rd day of May, 2014, warning all persons having or claiming to have any interest in the property de-scribed above to appear in this Court by the 1st day of July, 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, free and clear of all en-

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

112013 (5-8,5-15,5-22)

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

Charles W. James Cynthia M. James 8306 Owens Way Brandywine, MD 20613

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-20969

Notice is hereby given this 30th day of April, 2014, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 30th day of May, 2014, provided a copy of this notice be published in

NOTICE

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

Denise L. Griffith 6601 Killarney Street Clinton, MD 20735

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02627

Notice is hereby given this 30th day of April, 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 30th day of May, 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 \$278,019.09. The property sold herein is known as 6601 Killarney Street, Clinton, MD 20735.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112043 (5-8,5-15,5-22)

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

Darrin A. Hawkins, Personal Representative for the Estate of Donald L. Hawkins 4303 Will Street Capitol Heights, MD 20743

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02628

Notice is hereby given this 30th day of April, 2014, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed unless cause to the conconfirmed, unless cause to the contrary thereof be shown on or before the 30th day of May, 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-

to be \$90,000.00. The property sold herein is known as 4303 Will Street, Capitol Heights, MD 20743.

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

112042

Call 301 627 0900

LEGALS

NOTICE

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

Substitute Trustees Plaintiffs

FREIDA D. KISSLER 7562 South Arbory Lane, Unit #385 Laurel, MD 20707 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-00055 Notice is hereby given this 30th day of April, 2014 by the Circuit

NOTICE

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

MUSTAFA A. YOUNIS 6618 Greenvale Parkway Riverdale, MD 20737 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-07307

Notice is hereby given this 28th day of April, 2014 by the Circuit

Defendant

LEGALS

fore the 30th day May, 2014. The Report of Sale states the amount of the foreclosure sale price

MARILYNN M. BLAND

(5-8,5-15,5-22)



cumbrances. The Defendants are hereby in-

Court against them.

True Copy—Test: Marilynn M. Bland, Clerk

Board of License Commissioners

March 27, 2014

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

TRANSFER

Leon Bathersfield, President/Treasurer, Vaughn Jordan, Vice President/Secretary for a Class B, Beer, Wine and Liquor License for the use of Taste of the Caribbean, Inc., t/a Taste of the Caribbean, 505 A Hampton Park Blvd., Capitol Heights, 20743 transfer from Taste of the Caribbean, Inc., t/a Taste of the Caribbean, Lorraine Newton, President/CEO, Leon Bathersfield, Vice President.

Cyrus Kibunja, Managing Mem-ber, Michelle Kibunja, Member for a Class B(R), Beer, Wine and Liquor License for the use of Heritage Hall, LLC, t/a The Original Kilimanjaro, 13501 Baltimore Avenue, Laurel, 20707 transfer from Rio Sports Enterprises, Inc., t/a Rio Restaurant & Lounge, Tak Yoon, President/ Secretary/Treasurer, Cornel Greene, Recording Secretary.

Chang Baek Choi, President, President, Constance Arlene Duncan, Vice President for a Class B+, Beer, Wine and Liquor License for the use of Laurel Spirit, Inc., t/a Laurel Bowie Liquor & Deli, 9830 Mallard Drive, Laurel, 20708 transfer from PKP Liquor & Deli Inc., t/a Laurel-Bowie Liquor & Deli, Joon H. Pak, President/Secretary/Treasurer, Sheri D. Simpson, Vice President.

Jing Sheng Huang, President, Mark Wang, Vice President/Trea-surer, Xuan Huang-Fu, Vice Presi-dent/Secretary for a Class B(BLX), Beer, Wine and Liquor License for the use of Affluent MD, Inc., t/a Bon Chon Hyattsville, 6507 America Blvd., #101, Hyattsville, 20782 transfer from Hyattsville Center, LLC, t/a Hank's Tavern and Eats, Matthew Davis Burbank, Authorized Person.

Cecil Deonauth, President/Secretary/Treasurer for a Class B(R), Beer, Wine and Liquor License for the use of Penguin Liquors, LLC, t/a Sportsman's Pub, 109 Second Street, Laurel, 20707 transfer of location from Penguin Liquors, t/a Sportsman's Pub, 116 Washington Blvd., Laurel, 20707, Andrew San-comb, President/Vice President/Secretary/Treasurer.

Collette G. Gingles, Member for a Class DW(R), Beer and Wine License for the use of Marketplace Beer and Wine, LLC, t/a Market-

(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.

WILLIAM A. MCCONKEY Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 Main Street 4th Floor
UPPER MARLBORO, MD 20773
Estate No. 96259
<u>112019</u> (5-8,5-15,5-22)

AMENDED

ORDER OF PUBLICATION

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

Plaintiff

DIKLA QUIRICO, and Prince George's County, Maryland

and

vs.

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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 06-0457754; known as 1,834 Sq. Ft & Imps. Swann Hill Condo. Street address of 3807 Swann Rd Unit 103.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07027

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

The Complaint states, among other

resentative mails or otherwis 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.

ANITA JACKSON Personal Representative

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

Estate No. 96489 112049 (5-8,5-15,5-22)

AMENDED **ORDER OF PUBLICATION**

FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC 3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224

vs.

NAVID SHAHRAKI, and 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 leasehold or fee simple in the property and premises situate, described as:

District of Prince George's County, described as follows: Account No. 21-2337327; known as 3,020 Sq. Ft. & Imps. Greenbriar Condo P. Street address of 8013 Mandan Rd Unit 532.

Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 14-07056

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-tiff in the proceeding. a newspaper of general circulation in Prince George's County, once in each of three successive weeks be-fore the 30th day May, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$420,360.75. The property sold herein is known as 8306 Owens Way, Brandywine, MD 20613.

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

112035

(5-8,5-15,5-22)

PRINCE GEORGE'S COUNTY GOVERNMENT **Board of License** Commissioners

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertain-ment Permit pursuant to Section 6-201 of Article 2B of the Annotated Code of Maryland:

t/a Gee's Class B+, Beer, Wine and Liquor G & E Enterprises, LLC 3415 52nd Avenue Hyattsville, Maryland 20781

t/a Irie Bar & Grill Liquor Irie Café VI, LLC 2200 Petrie Lane Suite 534

A Public Hearing will be held on:

June 4, 2014 7:00 p.m. **County Service Building** 5012 Rhode Island Avenue Hearing Room 200

Hyattsville, Maryland 20781

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

(5-15,5-22)

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD) Attest: Diane M. Bryant Administrative Assistant May 9, 2014

112148

Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7562 South Arbory Lane, Unit #385, Laurel, MD 20707 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$254,951.10.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-8,5-15,5-22) 112044

Court for Prince George's County Marvland, that the sale of the property mentioned in these proceedings and described as 6618 Greenvale Parkway, Riverdale, MD 20737 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 May, 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 May, 2014.

The report states the purchase price at the Foreclosure sale to be \$113,000.00

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

True Copy—Test: Marilynn M. Bland, Clerk 112022 (5-8,5-15,5-22)

LEGALS

v.

NOTICE

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

> Substitute Trustees, Plaintiffs

EDITH WILSON DEENA FLOWERS 1504 Baytree Terrace Bowie, MD 20721

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36538

Notice is hereby given this 30th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop rety mentioned in the sale of the prop-erty mentioned in these proceedings and described as 1504 Baytree Ter-race, Bowie, MD 20721, made and reported by the Substitute Trustee, be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md.		
True Copy—Test: Marilynn M. Bland, Clerk		
112040	(5-8,5-15,5-22)	

NOTICE

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

> Substitute Trustees, Plaintiffs

DERRICK LESANDERS BROWN 509 Tailgate Terrace Landover, MD 20785-4795 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-36695

Notice is hereby given this 30th day of April, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 509 Tailgate Ter-race, Landover, MD 20785-4795, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of May, 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 30th day of May, 2014. The report states the purchase

price at the Foreclosure sale to be \$229,635.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112045 (5-8,5-15,5-22)

v. And

Class B(BLX), Beer, Wine and

Lanham, Maryland 20706

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 12802 PEACE DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Robert J. McGovern, dated December 18, 2009 and recorded in Liber 31300, Folio 416 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,116.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14725 Main St. Junear McD 2072 Ifsmet of Main St. entered 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 JUNE 3, 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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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.

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 (5-15,5-22,5-29)

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** 15526 ORCHARD RUN DRIVE BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Robert Marc Sherman and Laura M. Sherman, dated May 13, 2005 and recorded in Liber 22856, Folio 551 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$393,750.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 20, 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 \$43,000.00 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, Randall J. Rolls, and Donald P. Griswold, Substitute Trustees

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (5-1,5-8,5-15)

111827

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**

6511 PEPIN DRIVE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Vicky A. Mitchell, dated April 14, 2011 and recorded in Liber 32613, Folio 495 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$181,284.00, 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 Ct. Unsue Marthere MD 20272 [forst of Charter at a Dwind 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 MAY 20, 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 condi-tions, 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 ratifi-cation 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 reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal corruige of any paper filed in corruction with such a motion on bimself 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 prote one of the purchaser is the law with the law 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 (5-1, 5-8, 5-15)

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

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

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

111828

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11248 KETTERING PLACE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Por-tia C. Gordon, dated April 1, 2003 and recorded in Liber 17225, Folio 104 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$106,272.00, 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 MAY 20, 2014 ÅT 11:00 ÅM.

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 \$10,000.00 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

111829

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

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

8206 BRIDLEWOOD PLACE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Paul Leach and Rochelle Leach, dated January 18, 2007 and recorded in Liber 27339, Folio 152 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,675.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 20, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the 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

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

> (5-1,5-8,5-15) 111831

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

6207 QUEENS CHAPEL ROAD HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Jennet T. Kembumbara, dated November 30, 2010 and recorded in Liber 32633, Folio 479 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$263,155.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 20, 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 \$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 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

(5-1,5-8,5-15)

(5-1,5-8,5-15) 111830

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

7022 Onyx Court, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Joann Young, dated August 15, 2006, and recorded in Liber 26064 at folio 200 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 20, 2014 AT 9:08 AM

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

LOT NUMBERED FIFTY-FIVE (55) IN BLOCK LETTERED "A" IN A SUBDI-VISION KNOWN AS "PLAT OF CORRECTION, PLAT TEN, YORKSHIRE KNOLLS" AS RECORDED IN PLAT NO. VJ 175 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of 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 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 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

111838

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

9200 Loughran Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Grace O Lytle, dated September 10, 1999, and recorded in Liber 13354 at folio 372 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 20, 2014 AT 9:10 AM

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

LOT 1, BLOCK M, IN A SUBDIVISION KNOWN AS "SECTION THREE, SOUTH FORT FOOTE VILLAGE", AS SHOWN ON A PLAT RECORDED AMONG THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND AT PLAT BOOK WWW 69, PLAT 43.

The property is improved by a dwelling.

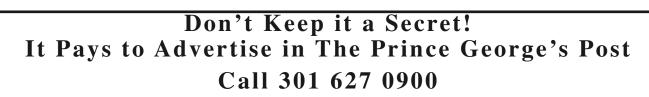
The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

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 or 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 10.493% 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 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

111839

(5-1, 5-8, 5-15)



(5-1,5-8,5-15)

111866

(5-1.5-8.5-15)

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

LEGALS

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

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

10106 S. CAMPUS WAY, UNIT # 102 A/R/T/A 10106 CAMPUS WAY SOUTH, UNIT # 102 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 29, 2008 and recorded in Liber 29471, Folio 372 among the Land Records of Prince George's Co., MD, with an original principal balance of \$150,000.00 and an original interest rate of 6.0000% 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

MAY 20, 2014 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings act THAT FEE-Shift LE LOF OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 102-3B, in Building No. 3, in a horizontal property for condominium regime entitled "Treetop 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 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 nurchaser. The 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

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

108 SOPER LANE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Seneca C. Cottom, dated March 1, 2005 and recorded in Liber 21830, Folio 128 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$147,000.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 20, 2014 ÅT 11:00 ÅM.

ALL THAT LEASEHOLD 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 is subject to an annual ground rent of \$15.00 each and everv vear.

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 \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the pur-chase 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 ratifi-cation 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 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 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

111825

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8119 BURKART COURT **GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Mureese J. Deloach, dated November 6, 2008 and recorded in Liber 30193, Folio 99 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,503.84, and an original interest rate of 5.810%, 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 JUNE 3, 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 ratifi-cation 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 acexpressive and expressive and expres 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

111981 (5-15, 5-22, 5-29)

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

13818 PISCATAWAY DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 27, 2006 and recorded in Liber 25742, Folio 605 among the Land Records of Prince George's Co., MD, with an original principal balance of \$528,000.00 and an original interest rate of 7.15% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 28, 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 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 file a motion to resell the property. 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 Ciruit 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

(5-8,5-15,5-22)

112052 (5-1, 5-8, 5-15)

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

9006 BRANCHVIEW DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 28, 1995 and recorded in Liber 10160, Folio 494 among the Land Records of Prince George's Co., MD, with an original principal balance of \$114,400.00 and an original interest rate of 2.875% 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

JUNE 3, 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

<u>112093</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

1112 TWIN OAK DR. A/R/T/A 1112 TWIN OAKS DR. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated February 24, 2005 and recorded in Liber 22674, Folio 279 among the Land Records of Prince George's Co., MD, with an original principal balance of \$175,000.00 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., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 3, 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 proceed 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 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

(5-15,5-22,5-29)

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

14508 MAYFAIR DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated November 5, 1993 and recorded in Liber 9154, Folio 642 among the Land Records of Prince George's Co., MD, with an original principal balance of \$91,000.00 and an original interest rate of 4.25000% 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

JUNE 3, 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 \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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

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

(5-15,5-22,5-29)

112094

LEGALS

112095

(5-15,5-22,5-29)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

(301) 961-6555

LEGALS

6068 SOUTH HIL MAR CIR. A/R/T/A 6068 SOUTH HILL MAR CIR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated December 13, 2006 and recorded in Liber 26760, Folio 697 among the Land Records of Prince George's Co., MD, with an original principal balance of \$223,900.00 and an original interest rate of 8.45% 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

JUNE 3, 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.

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 \$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 for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. 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. Trustees may then resell the property at the risk and cost of the data of the clarultary purchaser. The defaulted purchaser. All on the status from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable t

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

6109 HEMLOCK WAY CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 24, 2007 and recorded in Liber 29148, Folio 170 among the Land Records of Prince George's Co., MD, with an original principal balance of \$231,920.64 and an original interest rate of 5.25500% 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

JUNE 3, 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 \$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. 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

7409 ALLENTOWN RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 18, 2007 and recorded in Liber 28719, Folio 39 among the Land Records of Prince George's Co., MD, with an original principal balance of \$242,900.00 and an original interest rate of 5.0% 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

JUNE 3, 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 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. 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 data thing purchaser. The defaulted purchaser. If Sub. Trustees are unable to convey either the sale even if such surplus results from improvements to the property is aid defaulted purchaser. If Sub. Trustees are unable to convey either the unor to reasele the property. If Purchaser defaults under these t

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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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