# The Prince George's Post Newspaper

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Your Newspaper of Legal Record

#### **NOTICE**

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

Substitute Trustees,

WILLIAM ROBINSON, JR. 93 Cable Hollow Way, Unit #32-2 Upper Marlboro, MD 20774

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02463

Notice is hereby given this 7th 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 93 Cable Hollow Way, Unit #32-2, Upper Marlboro, MD 20774, 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 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$70,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk 112235 (5-22,5-29,6-5)

#### **NOTICE**

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

Substitute Trustees,

JAMES MUNSON AKA JAMES THOMAS MUNSON 3642 Tyrol Drive Glenarden, MD 20774

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02409

Notice is hereby given this 7th 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 3642 Tyrol Drive, Glenarden, MD 20774 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 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$194,000.00.

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

(5-22,5-29,6-5)

True Copy—Test: Marilynn M. Bland, Clerk

#### **LEGALS**

#### **NOTICE**

ALAN FINK, Substitute Trustee

Plaintiff

SHERRI MOXLEY Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-27354

Notice is hereby given this 14th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 before the 16th day June, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$50,000.00. The property sold herein is known as 3323 Huntley Square, No. 3323B-1, Temple Hills, MD 20748

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5)

#### **NOTICE**

ALAN FINK, Substitute Trustee

Plaintiff

**CARY ANTIJUAN BARRETT** 

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-27353

Notice is hereby given this 14th 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 reported, will be ratified and confirmed, unless cause to the contraction. trary thereof be shown on or before the 16th 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 before the 16th day June, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$50,000.00. The property sold herein is known as 3132 Brinkley Road, Unit 302, Temple Hills, MD

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5)

#### **LEGALS**

Plaintiffs

Defendant

**NOTICE** 

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

**CIVIL NO. CAE 13-11217** 

ORDERED, this 14th day of May

2014 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the property at 12232 Open View Lane, Upper Marlboro, Maryland 20774

mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed,

unless cause to the contrary thereof

be shown on or before the 16th 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 16th day of

The report states the amount of sale to be \$160,401.76.

Marilynn M. Bland

Clerk of the Circuit Court for

Prince George's County, Md.

True Copy—Test: Marilynn M. Bland, Clerk

June, 2014 next.

112248

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

Substitute Trustees

Michele Evette Gray

# **NOTICE**

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

Plaintiffs

Rodney J Hayes and Ebony J Hayes

Defendants IN THE CIRCUIT COURT FOR

# PRINCE GEORGE'S COUNTY, MARYLAND

# **CIVIL NO. CAEF 13-32051**

ORDERED, this 6th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5705 Eagle Street, Capitol Heights, Maryland 20743 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 6th 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 6th day of June, 2014 next.

The report states the amount of sale to be \$262,923.30.

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

True Copy—Test: Marilynn M. Bland, Clerk

(5-22,5-29,6-5)112160

#### **LEGALS**

112236

# **NOTICE**

Plaintiffs

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

Nancy Jackson

#### Defendant IN THE CIRCUIT COURT FOR

#### PRINCE GEORGE'S COUNTY, MARYLAND **CIVIL NO. CAEF 13-36546**

ORDERED, this 7th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14108 Silver Teal Way, 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 9th day of June, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each ks before the

9th day of June, 2014 next. The report states the amount of sale to be \$224,984.63.

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

112161 (5-22,5-29,6-5)

#### **NOTICE**

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

Plaintiffs

Humberto F Vargas

Defendant In the Circuit Court for Prince

#### George's County, Maryland Civil No. CAEF 13-27431

ORDERED, this 15th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9806 Varus Place, Upper Marlboro, Maryland 20772 mentioned 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 16th 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

16th day of June, 2014, next. The report states the amount of sale to be \$169,429.11.

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

True Copy—Test: Marilynn M. Bland, Clerk 112263 (5-22,5-29,6-5)

# **NOTICE**

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

Plaintiffs

Herbert A Brown Jr.

Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND **CIVIL NO. CAE 13-04774** 

ORDERED, this 7th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4215 Farmer Place, Fort Washington, Maryland 20744 mentioned 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 9th 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

9th day of June, 2014 next. The report states the amount of sale to be \$211,774.50.

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

(5-22,5-29,6-5)112162

Kathryn M. Adams

**LEGALS** 

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

**NOTICE** 

Plaintiffs

vs.

#### Defendant In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-30394

ORDERED, this 15th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3412 25th Avenue, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Súbstitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014, next.

The report states the amount of sale to be \$178,000.00. MARILYNN M. BLAND

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

(5-22,5-29,6-5)

# **LEGALS**

(5-22,5-29,6-5)

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

**NOTICE** 

vs.

James A Gant and Charlene Burgess

#### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 14-00144

Defendants

ORDERED, this 15th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5215 Newton Street, Unit 202 Bladensburg, Maryland 20710 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Súbstitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014, next. The report states the amount of

sale to be \$25,500.00. MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5) 112273

#### **NOTICE**

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

Plaintiffs VS.

Patrick B Awosika

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

Civil No. CAEF 14-00096

ORDERED, this 15th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the propmaryland, that the sale of the property at 7908 Roxbury Court, Hyattsville, Maryland 20785-0000 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 16th day of June, 2014, next, provided a copy of this Notice be inserted in some

June, 2014, next.

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

(5-22.5-29.6-5)

# **LEGALS**

# **LEGALS**

112265

# **NOTICE**

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

vs.

Lawrence Holley Jr

#### Defendant In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-28964

ORDERED, this 15th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1007 Folcroft Lane, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014, next. The report states the amount of sale to be \$123,322.50.

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

112272

(5-22,5-29,6-5)

# **NOTICE**

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

Substitute Trustees VS.

Shannon V. Brown

#### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-18812

Maryland, that the sale of the propeach of three successive weeks be-

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

Plaintiffs

# Defendant

ORDERED, this 15th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, erty at 1116 Dutton Way, Capitol Heights, Maryland 20743 mentioned 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 16th day of June, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in fore the 16th day of June, 2014, next. The report states the amount of sale to be \$97,750.00.

(5-22,5-29,6-5) 112266

# **NOTICE**

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

Plaintiffs

Chandra B Mobley Defendant IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

#### MARYLAND **CIVIL NO. CAE 12-31132**

ORDERED, this 7th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3221 Beaumont Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th 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 9th day of June, 2014 next.

The report states the amount of sale to be \$150,651.38. Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk

112163 (5-22,5-29,6-5)

# **NOTICE**

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

Substitute Trustees Plaintiffs

Minna Williams and

#### Michael Williams Defendants In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-28935

ORDERED, this 15th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4916 Lincoln Avenue, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014, next. The report states the amount of sale to be \$143,200.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5)112264

**NOTICE** 

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

Substitute Trustees Plaintiffs VS.

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

Civil No. CAEF 13-30388 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, 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 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

newspaper published in said County once in each of three successive weeks before the 16th dav of The report states the amount of sale to be \$52,000.00.

True Copy—Test: Marilynn M. Bland, Clerk

112274

# **LEGALS**

**NOTICE** 

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

Nokama Smith aka Nokama J Smith

Plaintiffs

#### Defendant In the Circuit Court for Prince George's County, Maryland Civil No. CAE 13 08434

ORDERED, this 5th day of May, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8806 Junaluska Terrace, Clinton, Maryland 20735 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 \$223,975.46. 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) 112125

THE PRINCE GEORGE'S POST

To Subscribe

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email brendapgp@gmail.com

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

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 \$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 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 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

11939 (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

#### 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 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 \$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 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 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

(410) 825-2900 www.mid-atlanticauctioneers.com 112051 (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

#### 3420 ESTONIA DRIVE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Debbie 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 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 \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of 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 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

(410) 825-2900 www.miq-atianticauctioneers.com 112056 (5-15,5-22,5-29)

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**LEGALS LEGALS LEGALS** 

#### **NOTICE**

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

> Substitute Trustees, Plaintiffs

THOMAS J. LONG SUZANNE S. LONG 325 Gorman Avenue Laurel, MD 20707

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30371

Notice is hereby given this 14th 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 325 Gorman Avenue, Laurel, MD 20707 made and reported by the Substitute Trustee, will be RATIFIED AND CONwill be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$182,750.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112250 (5-22,5-29,6-5) **NOTICE** 

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

> Substitute Trustees Plaintiffs

LANGO W. FLANAGAN 13900 Farnsworth Lane, Upper Marlboro, MD 20772-6996

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-14573

Notice is hereby given this 14th 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 13900 Farnsworth Lane, Unit # 4308, Upper Marlboro, MD 20772-6996, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, un-less cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$63,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5)112249

#### **NOTICE**

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

> Substitute Trustees Plaintiffs

FRANTZ P. DUVET MARGARETTE B. DUVET 12100 Chip Shot Lane Upper Marlboro, MD 20772

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-12294

Notice is hereby given this 14th day of May, 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 12100 Chip Shot Lane, Upper Marlboro, MD 20772 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$333,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112246 (5-22,5-29,6-5)

#### **NOTICE**

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

> Substitute Trustees **Plaintiffs**

CARRIE H. CRAWFORD AKA CARRIE MAE H CRAWFORD JOE CRAWFORD 4934 Gunther Street Capitol Heights, MD 20743

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-33404

Notice is hereby given this 13th 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 4934 Gunther Street, Capitol Heights, MD 20743 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th 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 13th 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

112245

\$136,710.00. MARILYNN M. BLAND

(5-22,5-29,6-5)

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5) 112262

day of June, 2014.

#### **NOTICE**

**NOTICE** 

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

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 13-24909

Notice is hereby given this 15th 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 5617 Dundalk Drive, 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 be-fore the 16th 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 16th

The report states the purchase price at the Foreclosure sale to be

AUGUSTINE C. BATES PATRICIA N. BATES

5617 Dundalk Drive

Oxon Hill, MD 20745

Substitute Trustees

Defendant(s)

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

> Substitute Trustees, Plaintiffs

RENEIA M. ROLLINS JAMES E. DANIELS 12803 Glasgow Court

Fort Washington, MD 20744

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-18813

Notice is hereby given this 15th day of May, 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 12803 Glasgow Court, Fort Washington, MD 20744 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$374,000.00.

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

(5-22,5-29,6-5)

#### **LEGALS**

# **LEGALS**

#### **LEGALS**

112260

#### **NOTICE**

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

Substitute Trustees

DARRELL YOUNG AKA DARRELL C. YOUNG BEVERLY YOUNG 8917 Chester Grove Terrace Upper Marlboro, MD 20774

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-08310

Notice is hereby given this 7th 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 8917 Chester Grove Terrace, Upper Marlboro, MD 20774 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$239,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5) <u>112167</u>

#### **NOTICE**

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

Substitute Trustees,

ELVIRA C. TALINAO RICARDO R. TALINAO 13104 Fletchertown Road Bowie, MD 20720

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-17623

Notice is hereby given this 12th day of May, 2014 by the Circuit Court for Prince George's County, erty mentioned in these proceedings and described as 13104 Fletchertown Road, Bowie, MD 20720 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th 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 12th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$317,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5) 112157

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

**NOTICE** 

Substitute Trustees Plaintiffs

DEVONAIRE JOHNSON JAMAR ALLEN 1611 Thomas Road Fort Washington, MD 20744

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-14690

Notice is hereby given this 7th 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 1611 Thomas Road, 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 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$184,800.00.

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

<u>112169</u> (5-22,5-29,6-5)

#### **NOTICE**

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

> Substitute Trustees Plaintiffs

PATRICIA PUGH AKA PATRICIA ANN PUGH 8695 Greenbelt Road, Unit #304 Greenbelt, MD 20770

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-22296

Notice is hereby given this 6th 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 8695 Greenbelt Road, Unit #304, Greenbelt, MD 20770 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of 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 6th day of June, 2014.

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

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

True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5)112170

**LEGALS** 

Plaintiffs

#### **NOTICE**

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

Substitute Trustees,

VAUGHN OLD WILLIAMS AKA VAUGHN J. WILLIAMS DANIELLE WILLIAMS AKA DANIELLE N WILLIAMS 11026 Mary Digges Place Upper Marlboro, MD 20772

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36369

Notice is hereby given this 7th 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 11026 Mary Digges Place, Upper Marlboro, MD 20772 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$150,150.00.

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

True Copy—Test: Marilynn M. Bland, Clerk 112172 (5-22,5-29,6-5)

#### **NOTICE**

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

> Substitute Trustees, Plaintiffs

GENEVA M. WILLIAMSON AKA GENEVA WILLIAMSON 15657 Easthaven Court, Unit #1105 IRTA 15657 East Haven Court Bowie, MD 20716

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-33555

Notice is hereby given this 7th day of May, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property menscribed as 15657 Easthaven Court. Unit #1105, IRTA 15657 East Haven Court, 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 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$65,000.00.

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

(5-22,5-29,6-5)

112234

**LEGALS** 

# **LEGALS**

# **NOTICE**

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

Substitute Trustees, Plaintiffs

5201 Edgemere Court Temple Hills, MD 20748

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-32711

DELORES F. DICKENS-PRIM

Notice is hereby given this 7th 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 5201 Edgemere Court, 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 9th 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 9th day of

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

June, 2014.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5) 112164

# **NOTICE**

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

> Substitute Trustees Plaintiffs

LISA L. ELLIOTT 7208 Serenade Circle Clinton, MD 20735

#### Defendant(s) In the Circuit Court for Prince

Notice is hereby given this 7th 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 7208 Serenade Circle, Clinton, MD 20735 made and reported by the Substitute Trustee, will be RATIFIED AND CONSIDERATED UNION FIRMED, unless cause to the contrary thereof be shown on or before the 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$140,140.00.

MARILYNN M. BLAND Clerk of the Circuit Court for

Prince George's County, Md.

(5-22,5-29,6-5)

True Copy—Test:

112165

Marilynn M. Bland, Clerk

George's County, Maryland

Case No. CAE 12-32449

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

Substitute Trustees

MARIA CAPOIS

1824 Metzerott Road, Unit #205 Hyattsville, MD 20783 Defendant(s)

**NOTICE** 

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00074

Notice is hereby given this 15th 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 1824 Metzerott Road, Unit #205, Hyattsville, MD 20783 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 16th 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 16th day of June, 2014.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112255 (5-22,5-29,6-5)

The report states the purchase

price at the Foreclosure sale to be \$54,507.16.

# **NOTICE**

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

Substitute Trustees **Plaintiffs** 

NATALIE A. MOSES 8489 Greenbelt Road, Unit #101 Greenbelt, MD 20770

#### Defendant(s) In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF 14-02206 Notice is hereby given this 15th 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 8489 Greenbelt Road, Unit #101, Greenbelt, MD 20770 made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112257 (5-22,5-29,6-5)

The report states the purchase

price at the Foreclosure sale to be

\$54,000.00.

# **NOTICE**

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

5404 Odell Road

Substitute Trustees

ALICE ROSS

Beltsville, MD 20705 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00335

Notice is hereby given this 7th 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 5404 Odell Road, Beltsville, MD 20705 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 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$253,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5) 112233

# **NOTICE**

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

Substitute Trustees, **Plaintiffs** 

TISHANA T. WOODRIDGE 509 70th Street Capitol Heights, MD 20743

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-32236

Notice is hereby given this 6th 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 509 70th Street, Capitol Heights, MD 20743 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of 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 6th day of

The report states the purchase price at the Foreclosure sale to be \$61,250.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112171 (5-22,5-29,6-5)

June, 2014.

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

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

# 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. Trusteese, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest 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

111983

(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

#### 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. 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 UPCOMING SALES

the return of the deposit without interest.

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

#### 3514 EDWARDS ST. I/R/T/A 3514 EDWARD ST. UPPER MARLBORO A/R/T/A LANDOVER, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 18, 2006 and recorded in Liber 25318, Folio 129 among the Land Records of Prince George's Co., MD, with an original principal balance of \$261,600.00 and an original interest rate of 3.644% 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 10, 2014 AT 11:01 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

#### 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

112200 (5-22,5-29,6-5)

# 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

#### 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

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

#### 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 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 shall not be en

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

112077 (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

#### 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 Sub

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

112078 (5-15,5-22,5-29) 112079 (5-15,5-22,5-29) 112080 (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

# 1104 AYER ST. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated January 24, 2006 and recorded in Liber 24236, Folio 79 among the Land Records of Prince George's Co., MD, with an original principal balance of \$266,283.00 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 (Durallor) for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JUNE 10, 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" 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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

(5-22,5-29,6-5)112201

# **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

# 3409 40TH PL. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated April 30, 2007 and recorded in Liber 28093, Folio 568 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$305,706.26 and an original interest rate of 3.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

# JUNE 10, 2014 AT 11:04 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and 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 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges assessed by any governrecordation, 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

# 1928 VILLAGE GREEN DR., UNIT # G-172 LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated August 27, 2007 and recorded in Liber 28711, Folio 152 among the Land Records of Prince George's Co., MD, with an original principal balance of \$124,800.00 and an original interest rate of 6.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JUNE 10, 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 described as Unit no. G-172, in Phase 4, Windmill Square Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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, rejected or paid off the loan prior to the sale. ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such 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 in the state of the defaulting purchaser. erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

112202 (5-22,5-29,6-5)

# 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

# 8118 GRAYDEN LA. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated December 4, 2006 and recorded in Liber 26604, Folio 726 among the Land Records of Prince George's Co., MD, with an original principal balance of \$434,995.00 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

# JUNE 10, 2014 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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

# 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 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 corvicer including but 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 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

111985 (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

# 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 berguer party of the date of sale. the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such 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 depicted by the Circulation. insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

# 4711 NEW KENT DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 27, 1996 and recorded in Liber 11340, Folio 23 among the Land Records of Prince George's Co., MD, with an original principal balance of \$203,000.00 and an original interest rate of 4.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance located on Main St.) on Wing entrance, located on Main St.), on

#### JUNE 10, 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 \$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 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 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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

112205

(5-22,5-29,6-5)

112206

# **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

#### 15218 DERBYSHIRE WAY ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated July 28, 2005 and recorded in Liber 24236, Folio 304 among the Land Records of Prince George's Co., MD, with an original principal balance of \$433,500.00 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 10, 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 \$58,000 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. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation paggicultural or other taxes or charges assessed by any government. 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

(5-22,5-29,6-5)

# **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

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 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 bear output of the property of the date of sale. the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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 improvements to the property and property as it was a surplust results from improvements to the property and property as the purplus results from improvements to the property and the sale area to see the surplus results from improvements to the property and the sale area to see the surplus results from improvements to the property and the sale area to see the sale area to sale area to see the sale area to 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

# 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 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

# 3331 HUNTLEY SQUARE DR., UNIT # A1 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated February 28, 2007 and recorded in Liber 29101, Folio 574 among the Land Records of Prince George's Co., MD, with an original principal balance of \$123,750.00 and an original interest rate of 6.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JUNE 10, 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 described as Unit numbered 3331-A-1, "Plat and Plan of Condominium Subdivision -Huntley Square Condominium" and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" 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 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. mental 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 that all dvoid, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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. erty 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

(5-22.5-29.6-5)112207

# **LEGALS**

BWW LAW GROUP, LLC Bethesda, MD 20814 (301) 961-6555

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

# 14621 BROCK HALL DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated November 15, 2005 and recorded in Liber 23491, Folio 497 and re-recorded in Liber 30775, Folio 613 among the Land Records of Prince George's Co., MD, with an original principal balance of \$412,000.00 and an original interest rate of 4.0% 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.),

# JUNE 10, 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 \$47,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

3716 WILKINSON DR., UNIT #804 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated July 29. onuer a power or sale contained in a certain Deed of Trust dated July 29, 2008 and recorded in Liber 29909, Folio 230 among the Land Records of Prince George's Co., MD, with an original principal balance of \$238,169.00 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 Wing entrance, located on Main St.), on

#### JUNE 10, 2014 AT 11:11 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 804, Building 8, Phase 7 as shown on the plats entitled "Wilkinson Plaza Condominium" and more fully described in the aforesaid Deed of

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 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. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges assessed by any government. 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

112209 (5-22,5-29,6-5)

# LEGALS

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

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

# 4116 31ST ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated May 11, 2005 and recorded in Liber 22314, Folio 49 among the Land Records of Prince George's Co., MD, with an original principal balance of \$199,000.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

# JUNE 10, 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 \$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 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges assessed by any governrecordation, 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 that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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. 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

# 3814 31ST ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated May 16, 2007 and recorded in Liber 29695, Folio 460 among the Land Records of Prince George's Co., MD, with an original principal balance of \$201,000.00 and an original interest rate of 6.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince Cornels Co. 14725 Main St. Untere Maribara MD. 20772 (Dural of the Contract for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JUNE 10, 2014 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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

112210

(5-22,5-29,6-5)

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

# 17205 SUMMERWOOD LA. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated April 30, 2007 and recorded in Liber 27874, Folio 726 among the Land Records of Prince George's Co., MD, with an original principal balance of \$558,714.00 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 Wing entrance, located on Main St.), on

# JUNE 10, 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 \$75,000 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

4108 SKYLINE DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated February 18, 2011 and recorded in Liber 32595, Folio 298 among the Land Records of Prince George's Co., MD, with an original principal balance of \$111,000.00 and an original interest rate of 4.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JUNE 10, 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 \$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 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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

(5-22,5-29,6-5)112211

# **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

1812 IVERSON ST. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 28389, Folio 496 among the Land Records of Prince George's Co., MD, with an original principal balance of \$348,000.00 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 Wing entrance, located on Main St.), on

# JUNE 10, 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 increases the country of the property by exidence of the surplus results from increases the property by exidence of the pr if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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 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 UPCOMING 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

112108 (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

#### 10110 ELLARD DR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 15, 2002 and recorded in Liber 16172, Folio 716 among the Land Records of Prince George's Co., MD, with an original principal balance of \$278,700.00 and an original interest rate of 7.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JUNE 10, 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 \$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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is 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

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

112217 (5-22,5-29,6-5)

#### **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

#### 4710 TEMPLE HILL RD. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 2, 2007 and recorded in Liber 27342, Folio 255 among the Land Records of Prince George's Co., MD, with an original principal balance of \$188,500.00 and an original interest rate of 7.90000% 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 10, 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 described as Tax ID# 06-0595835 and Tax ID #06-0595918 and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 u

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

112218 (5-22,5-29,6-5)

# 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

#### 6910 BERKSHIRE DR. TEMPLE HILLS A/R/T/A CAMP SPRINGS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated January 15, 2003 and recorded in Liber 16841, Folio 151 among the Land Records of Prince George's Co., MD, with an original principal balance of \$133,500.00 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 10, 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 \$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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is 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

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

#### 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 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

#### 3806 PATS TERR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 6, 2011 and recorded in Liber 32368, Folio 15 among the Land Records of Prince George's Co., MD, with an original principal balance of \$375,446.00 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

# JUNE 10, 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is 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

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

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

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 UPCOMING 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

112087

(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

#### 3614 STONEHALL DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated April 6, 2006 and recorded in Liber 24961, Folio 22 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 7.75000% 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 10, 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 \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is 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

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

(5-22,5-29,6-5)

112220

# 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

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 defaults under these terms, deposit shall be forfeited. The Sub

# PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING 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)

# 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

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

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

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

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

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. 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 UPCOMING 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

112090 (5-15,5-22,5-29) 112091 (5-15,5-22,5-29) 112092 (5-15,5-22,5-29)

# The Prince George's Post Newspaper

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#### **ORDER OF PUBLICATION**

MD TL, LLC, RAI AS CUSTODIAN

Plaintiff

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

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

ROOTS OF MANKIND CORPO-RATION

SHIRLEY GRANT, TRUSTEE

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

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 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

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 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 new in the Prince George's Post, a new in the Prince George's Post, a new in the Prince George's Post, and the prince George's 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 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 112120 (5-15,5-22,5-29)

# **ORDER OF PUBLICATION**

MD TL, LLC, RAI AS CUSTODIAN

ROOTS OF MANKIND

ROMWOOD SQUARE, LLC

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

ROOTS OF MANKIND CORPORATION

and

SHIRLEY GRANT, TRUSTEE

and

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

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: 15203 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237826 Description: 26,305.0000 Sq. Ft. & Imps. Sugar Hill, Lot 4 Assmt: \$176,800.00 Liber/Folio: 31890/108 Assessed To: Roots of Mankind Romwood Square, LLC

#### In the Circuit Court for Prince George's County, Maryland CAE 14-09624

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 pro-

Property Address: 15203 Peerless Avenue, Upper Marlboro, MD 20772 Account Number: 03 0237826 Description: 26,305.0000 Sq. Ft. & Imps. Sugar Hill, Lot 4 Assmt: \$176,800.00 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 portons 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 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

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

True Copy—Test: Marilynn M. Bland, Clerk (5-15,5-22,5-29) 112118

# ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

Plaintiff

YVONNE TAIT

and

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

NEW CENTURY LIQUIDATING TRUST F/K/A NEW CENTURY MORTGAGE CORPORATION

and

OCWEN LOAN SERVICING, LLC

BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2007, GSAMP TRUST 2007-HE2

and

HOWARD BIERMAN, N. TRUSTEE

and

JACOB GEESING, TRUSTEE

and

CARRIE M. WARD, TRUSTEE

and

Plaintiff

COUNCIL OF UNIT OWNERS & BOARD OF DIRECTORS 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: 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

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

#### **LEGALS**

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

Property Address: 7615 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 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) 112122

#### ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTÓDIAN

Plaintiff

JERRY WALTER

DESTINA WALTER

NEW CENTURY LIQUIDATING TRUST F/K/A NEW CENTURY MORTGAGE CORPORATION

PATRICK J FLANAGAN, TRUSTEE

MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC.

OCWEN LOAN SERVICING, LLC

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

NANCY A. ALLEN, TRUSTEE

ROBERT H. WEBER, JR. TRUSTEE

**BLADENWOODS** CONDO-MINIUM, INC.

# 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: 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 &

#### 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

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 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

# THE PRINCE GEORGE'S POST **NEWSPAPER** CALL TODAY! 301-627-0900 FAX 301-627-6260

#### ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

Plaintiff

FLANAGAN,

GLADYS A. PEARSON

NEW CENTURY LIQUIDATING TRUST F/K/A NEW CENTURY MORTGAGE CORPORATION

PATRICK TRUSTEE

and

EDUCATIONAL SYSTEMS

FEDERAL CREDIT UNION

JANET RINALDI, TRUSTEE

COUNCIL UNIT OWNERS OF HOLLY HILL CONDOMINIUMS

HOLLY HILLS CONDOMINIUM

ASSOCIATION

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: 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 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 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: 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 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 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 newsin 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)

#### **LEGALS**

MD TL, LLC, RAI AS

ROOTS OF MANKIND

ROMWOOD SQUARE, LLC

CUSTODIAN Plaintiff

ORDER OF PUBLICATION

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

ROOTS OF MANKIND **CORPORATION** 

DIRECTOR OF PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY

SHIRLEY GRANT, TRUSTEE

PRINCE GEORGE'S COUNTY

DEVELOPMENT, TRUSTEE

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

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 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: 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 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 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 CUSTÓDIAN

ROOTS OF MANKIND

Plaintiff

ROMWOOD SOUARE, LLC

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

CORPORATION

and

SHIRLEY GRANT, TRUSTEE

ROOTS OF MANKIND

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

PRINCE GEORGE'S COUNTY

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

And heirs, devisees, personal repre-

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 pro-

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

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

Assessed To: Roots of Mankind

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 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

112119

LINZ AUDAIN

**NOTICE** 

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

Plaintiffs

Defendant(s)

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

4924 Wealding Way Oxon Hill, MD 20745

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 property 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, 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

In the Circuit Court for Prince

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 112136 (5-15.5-22.5-29)

# **NOTICE**

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

LISA A. BATTLE

1211 Mentor Avenue

Capitol Heights, MD 20743

Defendant(s) In the Circuit Court for Prince

Substitute Trustees,

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 1211 Mentor Avenue, Capitol Heights, MD 20743 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of May, 2014,

George's County, Maryland Case No. CAEF 13-37643

successive weeks before the 30th day of May, 2014. The report states the purchase price at the Foreclosure sale to be \$85,346.00.

provided a copy of this NOTICE be

inserted in some newspaper printed in said County, once in each of three

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)

#### **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

MUSILIU O ADELAJA, 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. 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, although 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-

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 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-

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) 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

RUTH BLACK, 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. 18-1991652; known as 6,250 Sq. Ft. & Imps. Cedar Heights. Street address of 813 Balsamtree Pl.

Defendants

Plaintiff

#### 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, although 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-

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 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

111990 (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

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 simple in the property and premises situate, described as:

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

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 Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months 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-

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 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 redoem their respective prop 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-

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

111993 (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

**BROOKSIDE PARK** CONDOMINIUM INC 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. 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 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-

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 en-

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

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 Plaintiff in the proceeding.

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

property has not been paid, although more than six (6) months 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 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 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 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

111992 (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 Develop-

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. 06-0654608; 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, although 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-

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 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)

#### **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

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, although 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 ex-

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 en-

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)

#### **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

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

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, although 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-

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. 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 recretive property of 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,

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 simple in the property and premises situate, described as:

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

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, although 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-

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 redoom their expective resp. 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)

111997

#### **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

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, although 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-

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 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-

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

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

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

#### 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 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, although 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) congrete pre suit Neticos of the (2) separate pre-suit Notices of the

(2) separate present 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 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 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 entered foreclosing 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 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 111999 (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

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. 20-2263929; 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 Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months 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-

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 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 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)

# **AMENDED**

**LEGALS** 

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

ORDER OF PUBLICATION

Plaintiff

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

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, although 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 ex-

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 en-

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) 112001

#### **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

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

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, although 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 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 circulation 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 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

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

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

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. 20-2240885; known as Street address of 5438 85th Ave. Unit

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 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 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 en-

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 112007 (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

MILO A LAMBIE, 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. 17-3752011; known as 368 Sq. Ft & Imps. The Fairmont 5601. Street address of 5601 Parker House Ter Apt 419.

Defendants

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

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-

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 de-scribed above to appear in this Court by the 1st day of July, 2014, and redoom their respective properand redeem their respective propand 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 entered to the property.

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) 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

OUEEN OBAZEE, and Bank of America, N.A, and John Burson, Trustee, and William M. Savage, Substitute

Substitute Trustee, and Prince George's County, Maryland

Jason Murphy, Substitute Trustee,

Gregory N. Britto (012, and

and Kristine D. Brown,

Trustee, 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,

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, although 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

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 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 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 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)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

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. 20-2241206; known as 1,918 Sq. Ft & Imps. Carrollan Gardens.

Street address of 5448 85th Ave. Unit

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 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, although 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-

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 en-

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

#### **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

LEGACY INVESTMENT & MANAGEMENT, 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. 06-0584227; known as 1,693 Sq. Ft. & Imps. Marlow Towers Condo. Street address of 3851 St. Barnabas

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, although 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 ex-

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 en-

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

Plaintiff

DONNA E MACHAK, 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. 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

for the redemption for the subject property has not been paid, although 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-

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 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

112005

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

#### **AMENDED** ORDER OF PUBLICATION

**LEGALS** 

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

All unknown owners of the property described below; all heirs, devisees, personal representatives, 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. 20-2264042; 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 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-

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 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

**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

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

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 Prince George's County, Maryland Civil Division CAE 14-07036

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, although 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-

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 en-

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) 112010

# **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,

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. 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 Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months 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 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 circulation in Prince George's County, Maryland once a week for three (3) 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 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

(5-8,5-15,5-22) 112012

#### 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

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, 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:

District 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 Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months 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-

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 redoom 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 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

112016

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

#### LEGALS

# FedHop, LLC C/o The Law Offices of Stefan B. Ades, LLC

**AMENDED** 

**ORDER OF PUBLICATION** 

3604 Eastern Avenue, Suite 300 Baltimore, Maryland 21224 Plaintiff

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

Prince George's County, Maryland

System (MERS) 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. 20-2264000; known as Street address of 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, although 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-

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 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 till in fee simple, free and clear of all en-

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)

#### **AMENDED** ORDER OF PUBLICATION

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

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

Plaintiff

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 Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months 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-

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 recretive property of 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

(5-8,5-15,5-22)112014

ТНЕ PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260

#### **AMENDED ORDER OF PUBLICATION**

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

BESSIE D TAYLOR, and

Plaintiff

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

Prince George's County, Maryland

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. 06-0438176; 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 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, although 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-

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 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

112015 (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

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 there 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. 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 same property of the loan can be a subject to post-sale audit of the status of the loan can be a subject to post-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-Tructose more files and the sub-Tructose more file 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 Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

6700 Temple Hill Road, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Darlene B Prather and Kevin Prather, dated December 4, 2006, and recorded in Liber 26896 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

#### **JUNE 10, 2014** AT 9:03 AM

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

LOT NUMBERED FORTY-NINE (49) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "SECTION TWO, WOODBERRY FOREST" IN PRINCE GEORGE'S COUNTY, MARYLAND AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 45 AT PLAT 100, ONE OF THE LAND RECORDS FOR SAID PRINCE GEORGE'S COUNTY, MARYLAND.

BEING THE SAME LOT OF GROUND WHICH BY DEED DATED 09/30/03 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER NO. 18407 FOLIO 232.

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 \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the 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 10.24% 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 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 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

(5-22,5-29,6-5) 112278

#### 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 HEREOF RECORDED IN PLAT BOOK RHK 2 AT PLAT 37, AMONG THE LAND RECORDS OF BRINGS GEORGE'S COLD TO 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 ANNOUNCED 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 rati-

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

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.

# 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

112057

(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 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

#### **IUNE 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.

112073

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 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 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 Trustoes 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

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

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Fax

301-627-6260

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Your Newspaper of Legal Record

#### **NOTICE**

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

Substitute Trustees,

DOROTHY J. ASHBY 5502 Mansfield Drive Temple Hills, MD 20748

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28800

Notice is hereby given this 15th day of May, 2014 by the Circuit Court for Prince George's County, Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5502 Mansfield Drive, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of June 2014 before the 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$160,512.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5)

112267

#### **NOTICE**

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

> Substitute Trustees, Plaintiffs

JULIET GBONDO 5812 North Holly Springs Drive,

Capitol Heights, MD 20743

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02464

Notice is hereby given this 15th 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 5812 North Holly Springs Drive, Unit # 1-1, Capitol Heights, MD 20743 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 16th 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 16th day of

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 112270 (5-22,5-29,6-5)

# **NOTICE**

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

Substitute Trustees,

SEBLE Z BERHE 563 Wilson Bridge Drive Unit #6762-B2 Oxon Hill, MD 20745

v.

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02410

Notice is hereby given this 15th 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 563 Wilson Bridge Drive, Unit #6762-B2, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th 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 16th 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

(5-22,5-29,6-5)

112256

#### **NOTICE**

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

Substitute Trustees

**ROY ROBERTS** 7100 East Ridge Drive Hyattsville ARTA Landover, MD 20785

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-33559

Notice is hereby given this 15th 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 7100 East Ridge Drive, Hyattsville ARTA Landover, MD 20785 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 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$81,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5)112268

#### **NOTICE**

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

Substitute Trustees, Plaintiffs

FELY WEAVER 7736 Frederick Road Hyattsville IRTA Hyattville, MD

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-38936

Notice is hereby given this 15th 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 7736 Frederick Road, Hyattsville IRTA Hyattville, MD 20784 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 16th 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 16th day of June, 2014. The report states the purchase price at the Foreclosure sale to be \$334,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112271 (5-22,5-29,6-5)

# **NOTICE**

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

Substitute Trustees

MARGARET H BELLMAN AKA MARGARET F. BELLMAN 3404 25th Avenue Temple Hills, MD 20748

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04188

Notice is hereby given this 15th 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 3404 25th Avenue, 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 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$191.000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112253 (5-22,5-29,6-5)

PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260

# **LEGALS**

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

**NOTICE** 

Substitute Trustees, Plaintiffs

WILLIE GUS WILSON 5226 57th Avenue Riverdale, MD 20737

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02460

Notice is hereby given this 15th 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 5226 57th Avenue, Riverdale, MD 20737 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$121,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-22,5-29,6-5)112269

#### **NOTICE**

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

> Substitute Trustees, Plaintiffs

BALDWIN ANDERSON MOLLINETTE DAVIS AKA MOLLINETTE ANDERSON 8402 Maple Street Laurel, MD 20707

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-27055

Notice is hereby given this 15th 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 8402 Maple Street, Laurel, MD 20707 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 16th 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 16th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$281,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112258 (5-22,5-29,6-5)

# **NOTICE**

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

Substitute Trustees, Plaintiffs

EVELYN F. MCCONNELL 4106 Norcross Street Temple Hills, MD 20748

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02462

Notice is hereby given this 15th 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 4106 Norcross Street, 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 16th 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 16th 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 112254

# **NOTICE**

IN THE MATTER OF: Annie Kathryn Callwood

FOR THE CHANGE OF A Kathryn Callwood Fauntroy

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-10029

A Petition has been filed to change the name of Annie Kathryn Callwood to A Kathryn Callwood Faun-

The latest day by which an objection to the Petition may be filed is June 9, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland (5-22)112241

# 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 IN THE ESTATE OF MARC DAVIS HARRISON

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 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 16th day of October, Any person having a claim against the decedent must present

the claim to the undersigned per-sonal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992,

nine months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other 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.

> DARA JENNINGS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.o. Box 1729 Upper Marlboro, MD 20772

Estate No. 96393

112018 (5-8,5-15,5-22)

# **NOTICE**

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

Substitute Trustees,

KENDALL S. WINSTON 4803 Clirieden Lane

Upper Marlboro, MD 20772 Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-08448

Notice is hereby given this 7th 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 4803 Clirieden Lane, 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 9th 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 9th day

of June, 2014. The report states the purchase price at the Foreclosure sale to be \$140,250.00.

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

True Copy—Test: Marilynn M. Bland, Clerk 112166 (5-22,5-29,6-5)

# **NOTICE**

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

> Substitute Trustees Plaintiffs

TANYA A. STANFIELD

True Copy—Test: Marilynn M. Bland, Clerk

112259

1005 Fallcrest Court, Unit #103 Bowie, MD 20721 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28743

Notice is hereby given this 15th 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 1005 Fallcrest Court, Unit #103, Bowie, MD 20721 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th 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 16th day of June, 2014.

The report states the purchase The report states the purchase price at the Foreclosure sale to be \$51,500.00. \$73,920.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. 112024 (5-22,5-29,6-5)

# **LEGALS**

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

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

Improved by premises known as 3612 Warner Avenue, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Mildred L. Morton, dated April 19, 2006, and recorded in Liber 26696 at folio 699 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 10, 2014** AT 9:22 AM

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

LOT NUMBERED FOUR (4) IN BLOCK LETTERED "N" IN THE SUBDIVI-SION KNOWN AS "SECTION 2, RADIANT VALLEY," AS PER PLAT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 22 AT PLAT 33. BEING IN THE 2ND ELECTION DISTRICT

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 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 abstracted the free the purchaser with a very 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 purchaser. 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

#### (5-22,5-29,6-5)

# **LEGALS**

# **NOTICE**

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

Substitute Trustees

EVELYN T. HOLLOMAN CHERYL HIGGINS

11905 Lilium Lane

#### Glenn Dale IRTA Glen Dale, MD 20769 Defendant(s)

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 the Circuit Court for Prince

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

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112034 (5-8,5-15,5-22)

\$354,000.00.

# **NOTICE**

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

Bethesda, MD 20814

Substitute Trustees JOY PATRICIA KNIGHT

3130 Bellamy Way #5

Suitland, MĎ 20746-1253

Defendant(s)

#### 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.

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

# **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

#### 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 Substi-tute 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

#### (5-8,5-15,5-22)**NOTICE**

<u>112025</u>

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

> Substitute Trustees, Plaintiffs

3307 Pumphrey Drive District Heights, MD 20747 Defendant(s)

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

**ENRIQUE SANCHEZ** 

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 propprive, District Heights, MD 20747 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or 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.

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

MARILYNN M. BLAND

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

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

Improved by premises known as 5809 89th Avenue, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Rhonda Yvette Grayson aka Rhonda Grayson, dated February 5, 2010, and recorded in Liber 31533 at folio 359 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 10, 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, STATE OF MARYLAND, DESCRIBED AS FOLLOWS, TO-WIT: BEING KNOWN AND DESIGNATED AS LOT NUMBERED ONE (1) IN BLOCK NUMBERED THIRTY-NINE (39), IN THE SUBDIVISION KNOWN AS "PART OF SECTION 4, CARROLLTON" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 39 AT PLAT 90 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVE-MENTS THEREON BEING KNOWN AS 5809 89TH AVENUE, HY-ATTSVILLE, MARYLAND - 20784.

The property is improved by a dwelling.

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

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

112185 (5-22,5-29,6-5)

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

Improved by premises known as 3507 Taylor Street, Brentwood, Maryland 20722

**IMPROVED REAL ESTATE** 

By virtue of the power and authority contained in a Deed of Trust from Salvador 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 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

112070 (5-15,5-22,5-29)

THE

PRINCE GEORGE'S

POST

#### **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

#### 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 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. Terms of Sale: A deposit in the form of cashier's or certified check, or in 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

111950 (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 12408 Seabury Lane, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Stephen Atkins and Jennifer Clamor, dated June 19, 2006, and recorded in Liber 25640 at folio 376 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

#### JUNE 10, 2014 AT 9:05 AM

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

ALL THAT LOT OF GROUND IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS THAT IS TO SAY: LOT NUMBERED TWENTY-TWO (22) IN BLOCK NUMBERED THREE (3), IN THE SUBDIVISION KNOWN AS "SECTION 1, SOMERSET AT BELAIR" IN PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 40 AT PLAT 44, ONE OF THE LAND RECORDS OF SAID PRINCE GEORGE'S COUNTY MARYLAND.

THE IMPROVEMENTS THEREON BEING KNOWN AS 12408 SEABURY LANE, BOWIE, MARYLAND- 20715.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the 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 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 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 (5-22,5-29,6-5) 112183

#### CALL 301.627.0900 To Subscribe Or email brendapgp@gmail.com

#### **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 584 Wilson Bridge Drive Unit B1, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Michael Pressley, dated May 19, 2008, and recorded in Liber 30008 at folio 436 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 10, 2014 AT 9:01 AM

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

UNIT NUMBERED 6785/ B1 IN BUILDING NUMBERED 21 IN A HORI-ZONTAL PROPERTY REGIME AS KNOWN AS "WILSON BRIDGE COMMUNITY" AS SHOWN ON A PLAT OF CONDOMINIUM SUBDIVISION ENTITLED "WILSON BRIDGE CONDOMINIUM" RECORDED IN PLAT BOOK WWW 82 AT FOLIOS 12 ET SEQ., AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND TOGETHER WITH THE FACILITIES AND OTHER APPURTENANCES TO SAID UNIT, WHICH UNIT AND APPURTENANCES HAVE BEEN MORE SPECIFICALLY DE-FINED IN THE MASTER DEED AND BY-LAWS FOR WILSON BRIDGE CONDOMINIUM RECORDED IN LIBER 4156, FOLIO 711, AND INCLUD-ING THE FEE IN AN UNDIVIDED INTEREST IN THE COMMON ELE-MENTS OF SAID REGIME APPURTENANT TO SAID UNITS AS SUCH INTEREST MAY BE LAWFULLY REVISED OR AMENDED FROM TIME TO TIME PURSUANT TO SAID MASTER DEED.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 584 B-1 WIL-SON BRIDGE DR., OXON HILL MD 20745.

"WILSON BRIDGE CONDOMINIUM" AT "BROOKSHIRE PARK CONDO-MINIUM"

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COMMON EXPENSES AND COMMON PROFITS OF THE CONDOMINIUM REGIME AS IS APPURTENANT TO SAID UNIT ACCORDING TO PROVISIONS OF THE ABOVESAID DECLARATION AND BY-LAWS AS WELL AS ALL RECORDED AMENDMENTS

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 tent 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 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

(5-22,5-29,6-5)

# **LEGALS**

# COUNTY COUNCIL HEARINGS

**COUNTY COUNCIL OF** PRINCE GEORGE'S COUNTY, MARYLAND **NOTICE OF PUBLIC HEARINGS** 

TUESDAY, JUNE 3, 2014 **COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING** UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, June 3, 2014 the County Council of Prince George's County, Maryland, will hold the following public

1:30 P.M.

Appointment of the following individuals to the Human Relations Commission for Prince George's County:

Mr. Katrina Burson Appointment

Term Expiration: 6/30/2016

Ms. Anita "Janelle" Johnson Appointment

Mr. Walter Howell, Jr.

Replacing: Paulette Faulkner Term Expiration: 6/30/2016

Appointment Replacing: Abdul-Raheem Adbullah Term Expiration: 6/30/2015

Mr. Troy Lowe Appointment

Replacing: Dario Muralles Term Expiration: 6/30/2016

Appointment

Term Expiration: 6/30/2017

Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Mel Franklin, Chairman

Attest: Redis C. Floyd Clerk of the Council 112174

Mr. Seth Zirkle

(5-22)

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

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

Improved by premises known as 5735 Lincoln Avenue, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Roberta Castro and Camilo Castro, dated July 28, 2006, and recorded in Liber 26019 at folio 464 among the Land Records of PRINCE GEORGE'S COUNTY, Manyland upon default and request for all the contained in the contained and request for all the contained in th 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 10, 2014 AT 9:08 AM

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

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, BEING KNOWN AND DESIGNATED AS LOT FORTY-THREE (43) AND FORTY FOUR (44), BLOCK "P", " SECOND SECTION OF LINCOLN", AS RECORDED AMONG THE PLAT RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK BDS 1, PAGE 67 BEING LOCATED IN THE 14TH ELECTION DISTRICT OF SAID COUNTY.

PROPERTY ADDRESS 5735 LINCOLN AVE, LANHAM, MD 20706 PROPERTY TAX ID NUMBER; 14-1592195 AND 14-1587724.

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 \$42,000.00 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 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 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

(5-22,5-29,6-5)

#### **LEGALS**

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

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

Improved by premises known as 4439 Cape Cod Circle, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Lisa Goree and Lorne Goree, dated November 10, 2006, and recorded in Liber 26652 at folio 263 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 10, 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 13TH ELECTION DIS-TRICT OF PRINCE GEORGE'S COUNTY, MARYLAND, NAMELY: LOT NUMBERED FIFTY-THREE IN BLOCK LETTERED "A" AS SHOWN ON A PLAT ENTITLED "PLAT TWO, LOTTSFORD COMMUNITY", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 107, FOLIO 82.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the purchaser from the date of sale. The purchaser shall be responsible for the purchaser from the date of sale. 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

(5-22,5-29,6-5)112189

#### **LEGALS**

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

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

Improved by premises known as 3200 Dallas Drive, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Gail M. Dixon, dated May 12, 2012, and recorded in Liber 33960 at folio 575 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 10, 2014** AT 9:14 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED TWENTY SIX IN BLOCK LETTERED D, IN THE SUBDIVISION KNOWN AS "ADDITION TO DEER PARK HEIGHTS" PER PLAT BOOK WWW 21 AT PAGE 74 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND. BEING IN THE TWELFTH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 3200 DALLAS DRIVE, TEMPLE HILLS, MARYLAND - 20748.

The property is improved by a dwelling.

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

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

(5-22,5-29,6-5) 112190

**LEGALS** 

# **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** Improved by premises known as

12605 Water Fowl Way, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Ira L Mills and Janet E Mills, dated October 17, 2007, and recorded in Liber 28856 at folio 042 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 10, 2014

AT 9:19 AM

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

ALL THAT PIECE OR PARCEL OF GROUND, SITUATE, LYING AND ALL THAT PIECE OR PARCEL OF GROUND, SITUATE, LYING AND BEING PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING DESCRIBED AS FOLLOWS: LOT NUMBERED THIRTY-TWO (32), IN BLOCK LETTERED "M", IN THE SUBDIVISION KNOWN AS "PLAT SEVEN, PERRYWOOD", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 163 AT PLAT 76, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 7TH ELECTION DISTRICT OF COUNTY THE IMPROVEMENTS THEREON REING KNOWN AS SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 12605 WATER FOWL WAY, UPPER MARLBORD, 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 dissuch other form as the Substitute Trustees may determine, at their sole discretion, for \$59,000.00 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 10.68% 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 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

<u>112194</u> (5-22,5-29,6-5)

# 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 1206 Chapel Oaks Drive, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Robert L Izlar and Joyce T Izlar aka Joyce T Peterson-Izlar, dated May 2, 2006, and recorded in Liber 25168 at folio 125 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 10, 2014 AT 9:18 AM

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

LOT NUMBERED EIGHT (8), IN BLOCK LETTERED "O", IN THE SUBDIVI-SION KNOWN AS "SECTION 3 CHAPEL OAKS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK BB 9 AT PLAT 89, 18TH ELECTION

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 propwithin 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 purchaser from the date of sale. The purchaser shall be responsible for the purchaser from the date of sale. 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 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>112193</u> (5-22,5-29,6-5)

McCabe, Weisberg & Conway, LLC Laurel, Maryland 20707 301-490-3361

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

Improved by premises known as 7708 Lucky Lure Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Gabrielle Cooper, dated June 29, 2006, and recorded in Liber 25780 at folio 011 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

> JUNE 10, 2014 AT 9:20 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBER 64, AS SHOWN ON A SUBDIVISION PLAT ENTITLED PLAT 2 "TEMPLE PLAZA", AS RECORDED THEREOF AMONG THE PLAT RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 176, PAGE 88 BEING IN THE NINTH ELECTION DISTRICT OF SAID COUNTY, THE IMPROVE-MENTS THEREON BEING KNOWN AS 7708 LUCKY LURE DRIVE, CLIN-

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 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 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

(5-22,5-29,6-5)

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

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

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 Sabrina 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 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

#### 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 discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis including sanitary 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 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) 112062

# **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 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, Mary-

land upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

#### 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 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

112075 (5-15,5-22,5-29)

#### **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

By virtue of the power and authority contained in a Deed of Trust from Sandra 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

#### JUNE 3, 2014 AT 9:06 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 "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 discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 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)112063

#### **LEGALS**

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

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

Improved by premises known as 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

#### 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 discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the 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

112071 (5-15,5-22,5-29)

#### **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 4524 Bishopmill Circle, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Kimberly N. Walker and Lawrence D. Walker, dated September 29, 2005, and recorded in Liber 32038 at folio 111 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

#### JUNE 10, 2014 AT 9:04 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE 3RD ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, STATE OF MARYLAND AND DE-SCRIBED AS FOLLOWS, THAT IS TO SAY: BEING KNOWN AND DESIG-NATED AS LOT NUMBERED ONE (1), IN BLOCK NUMBERED TWENTY-TWO (22), IN THE SUBDIVISION KNOWN AS "SECTION THREE, MARLBORO MEADOWS," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 64 AT PLAT NO. 94. THE IMPROVEMENTS THEREON BEING KNOWN AS 4524 BISHOPMILL CIRCLE, UPPER MARLBORO, MARYLAND -20772.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 8.75% 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 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 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

(5-22,5-29,6-5)112277

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

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

Improved by premises known as

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 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 9:11 AM

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

LOT NUMBER FIFTEEN (15). IN BLOCK LETTERED "F", IN THE SUBDIVISION 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 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 partitises from the date of sale. The purchaser shall be responsible to 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) 112069

THE PRINCE GEORGE'S POST

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#### 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 Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the bear output of the property of the date of sale. the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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)111975

**LEGALS** 

BWW LAW GROUP, LLC

4520 East West Highway, Suite 200 Bethesda, MD 20814

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

AND ANY IMPROVEMENTS THEREON

8902 CRANDALL RD. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 13, 1994 and recorded in Liber 9846, Folio 572 among the Land Records of

Prince George's Co., MD, with an original principal balance of \$137,833.00 and an original interest rate of 2.62500% 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

JUNE 10, 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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affect-

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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges assessed by any govern-

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 includ-

ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole

remedy, in law or equity, shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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.

if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar-

ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

Wing entrance, located on Main St.), on

fully described in the aforesaid Deed of Trust.

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

#### **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

6109 SUMMERHILL RD. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 30, 2006 and recorded in Liber 25641, Folio 488 among the Land Records of Prince George's Co., MD, with an original principal balance of \$314,300.00 and an original interest rate of 3.06200% 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 10, 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 \$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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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

112221 (5-22,5-29,6-5)

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

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

146 JOYCETON TERR.

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 27, 2007 and recorded in Liber 27364, 7610 634 affiding 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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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**

(301) 961-6555

**UPPER MARLBORO, MD 20774** 

Note: If the Circuit Court for Prince George's County is closed at the time

(5-22,5-29,6-5) 112223 111970 (5-8,5-15,5-22)

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Have

Very
Safe
Weekend

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 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 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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE 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 STAKE 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 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 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

(5-8.5-15.5-22)

#### **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 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 HAND L, BLOCK J, VILLAGES OF MARLBOROUGH, PLAT BOOK VJ 172, PLATS NOS. 67 AND 68", WHICH PLATS ARE RECORDED AMONG THE AFORE-SAID LAND RÉCORDS 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 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 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 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)

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

Improved by premises known as 7026 Onyx Court, Capitol Heights, Maryland 20743

**IMPROVED REAL ESTATE** 

By virtue of the power and authority contained in a Deed of Trust from Natalie 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 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 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 denosit to the results of the denosit to 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 **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 Cornell 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

#### 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 discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the purchaser of the ground received for the content of the ground received for the purchaser. partitises from the date of sale. The partitises stain 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 propagate 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)

CALL 301.627.0900 FAX 301.627.6260 email brendapgp@gmail.com

# LEGALS

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

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

Improved by premises known as

303 Singfield Place, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Lonnie 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 propbe no abatement of interest due from the 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

111957 (5-8.5-15.5-22)111955 (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 8016 Brooklyn Bridge Road, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Kathleen G. Bush, dated November 22, 2006, and recorded in Liber 26806 at folio 537 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 10, 2014 AT 9:09 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: BEING A PART OF THE SAME PROP-ERTY DESCRIBED IN A CONVEYANCE FROM ROBERT S. ERNST, UN-MARRIED, TO J. H. DOUGHERTY AND H. J. POIST BY A DEED DATED AUGUST 10, 1967, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 3496, AT FOLIO 970. BEGINNING FOR THE SAME AT A POINT IN AND 110.00 FEET FROM THE BEGINNING OF THE EIGHTH OR NORTH 68 DEGREES 06 MINUTES 19 SECONDS WEST 225.85 FEET LINE OF THE REFERENCED DESCRIPTION AND RUNNING WITH THE REMAINDER OF THE SAID EIGHTH LINE AND WITH ALL OF THE FIRST AND PART OF THE SECOND LINES OF THE SAID DESCRIPTION (1) NORTH 68 DEGREES 06 MINUTES 19 SEC-ONDS WEST 115.85 FEET, (2) NORTH 22 DEGREES 06 MINUTES 46 SEC-ONDS EAST 385.00 FEET, AND (3) SOUTH 65 DEGREES 45 MINUTES 55 SECONDS EAST 159.30 FEET TO AN IRON PIPE; THENCE LEAVING SAID SECOND LINE AND CROSSING THE ENTIRE PARCEL ON A NEW LINE OF DIVISION (4) SOUTH 22 DEGREES 06 MINUTES 46 SECONDS WEST 186.13 FEET TO AN IRON PIPE; THENCE (5) SOUTH 34 DEGREES 48 MIN-UTES 20 SECONDS WEST 197.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.288 ACRES MORE OR LESS. THE IMPROVEMENTS THEREON BEING KNOWN AS 8016 BROOKLYN BRIDGE ROAD, LAU-REL, MARYLAND - 20707.

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 erty will be resold at the risk and cost of the detaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. 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

(5-22,5-29,6-5)

# **LEGALS**

# **NOTICE TO CONTRACTORS**

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 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:

**QUANTITY** <u>UNIT</u>

1

112147

**DESCRIPTION** 

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-
- 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
- 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 opportunity to the prospective bidders for additional questions.
- 6. This project requires 10% MBE subcontracting.

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

#### **LEGALS**

#### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOTICE OF INITIATION FOR A TRANSIT DISTRICT DEVELOPMENT PLAN AND TRANSIT DISTRICT OVERLAY ZONE (ZONING) MAP AMENDMENT FOR THE PRINCE GEORGE'S PLAZA METRO AREA

On March 25, 2014, the Prince George's County Council approved Council Resolution CR-16-2014, which authorizes The Maryland-National Capital Park and Planning Commission to prepare an updated Transit District Development Plan (TDDP) and Transit District Overlay Zoning Map Amendment (TDOZMA) for the Prince George's Plaza Metro Station area, generally located within the City of Hyattsville (portion of Planning Area 68).

The proposed Transit District Overlay Zone is bounded on the west by the eastern boundary of the M-NCPPC Northwest Branch Stream Valley Park; on the north by the University Hills Subdivision (Hassans Addition), Rosemary Lane, the western boundary of the Rosemary Terrace subdivision, and the western/southern boundary of Northwestern High School; on the east by the rear of the properties facing Adelphi Road and Queens Chapel Road; and on the south by Nicholson Street, the western boundary of the Board of Education property designated as the new Hyattsville Area Elementary School and the northern boundary of the Madison Park Apartments. It includes the Mall at Prince Georges, University Town Center, several big box retail stores, a diverse mix of institutional uses, single- and multi-family residential uses, and the Prince George's Plaza Metro Station.

The purpose of this notice is to inform residents and property owners of opportunities to participate in this planning process. We encourage you to join our project mailing list, review the project goals, concepts, guidelines, public participation process, participate in online discussion forums, and obmost current information www.pgplanning.org/pgplazatddp.htm.

A series of community outreach efforts including daytime workgroup meetings, stakeholder interviews, and other outreach events will be held between May and October 2014. These activities will be augmented by an intensive community planning charrette to be held in September 2014. At each of these events, the project team will work closely with local residents, business owners, stakeholders, public interest groups, government staff, and elected officials to create innovative concepts and recommendations to inform the TDDP.

Prior to attending each meeting, it is recommended that you verify the time and location by checking the project website, www.pgplanning.org/pgplazatddp.htm.

The TDDP will include comprehensive planning policies for land use, multimodal transportation networks, and urban design, as well as recommendations pertaining to environmental infrastructure, historic preservation, public facilities, parks and recreation, and strategies for phased implementation. The County Council will approve this updated TDDP in approximately 18 months. Your ideas and participation are sought to provide planners with the community perspective on these topics.

#### IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROP-**ERTY OWNERS:**

The public participation program will culminate in public hearings (in approximately one year) before both the Prince George's County Planning Board and the Prince George's County Council. These hearings will be important to persons owning land in the area because the plan establishes polices that will help define the type, amount, character, and location of future

#### IF YOUR PROPERTY IS LOCATED WITHIN THE TRANSIT DISTRICT DEVELOPMENT PLAN BOUNDARY, APPROVAL OF A NEW ZONING MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AF-FECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

If you intend to request or support the intensification of the zone or land-use classification applicable to your property during this planning process, you must complete and return an affidavit in accordance with Maryland Annotated Code, State Government Article §§15-829 through 15-835 at least 30 days prior to the District (County) Council Public Hearing. Failure to file an affidavit(s) in a timely manner may delay or prohibit consideration of your zoning or land use request. Affidavit forms are available on-line at

http://ethics.gov.state.md.us/pages/local%20government.htm near the bottom of the page under the "Prince George's County" heading.

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (Maryland Annotated Code, State Government Article §15-832). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available on-line at

http://ethics.gov.state.md.us/forms/PGNO4.pdf.

Direct all questions concerning affidavit or Ex Parte requirements to the Clerk of the Council at 301-952-3600.

For additional information, contact William Washburn, AICP, Project Leader M-NCPPC, Prince George's County Planning Department, Community Planning Division 14741 Governor Öden Bowie Drive Upper Marlboro, MD 20772 william.washburn@ppd.mncppc.org

301-952-3972

ATTEST: Joseph Zimmerman Secretary-Treasurer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: Patricia Colihan Barney **Executive Director** 

112276 (5-22)

# **COUNTY COUNCIL HEARINGS**

**COUNTY COUNCIL OF** PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

TUESDAY, JUNE 3, 2014 **COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING** UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, June 3, 2014, the County Council of Prince George's County, Maryland, will hold the following public hearings:

# 1:30 P.M.

Appointment of the following individual to the Commission for Children, Youth and Families for Prince George's County:

Mr. Joseph D. Pruden, Jr.

Reappointment Citizen Member/Chair Term Expiration: 12/1/2016

(5-22)

112039

Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest: Redis C. Floyd Clerk of the Council

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

#### **LEGALS**

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

**NOTICE** 

Plaintiffs

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 property at 12302 Markby Court, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan at all Substitute Trustoes by 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 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 \$161,700.00. 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) 112026

#### **NOTICE**

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

Plaintiffs

Joslyn K. Pryce and Beverly C. Pryce

Defendants 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 property 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

#### 112031 (5-8,5-15,5-22)

# **NOTICE**

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

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 property at 5452 85th Avenue, #T3, Hystryille 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 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

#### 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)

#### **NOTICE**

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

Plaintiffs

Mary D. Mayo and William Mayo

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)

# **NOTICE**

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

Substitute Trustees Plaintiffs

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 property 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)

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

Substitute Trustees Plaintiffs

VS. 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 property 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

Tanisha Whitaker

Plaintiffs VS.

Defendant

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

# **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 property at 717 Marcy Avenue, Oxon Hill, Maryland 20745 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 \$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

#### 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 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 J. 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 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 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 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 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 112065 (5-15,5-22,5-29)

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

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

Improved by premises known as 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 recorded in Liber 27/222 at folio 183 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 9:05 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,

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 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 rept, and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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

#### **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

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

10241 Prince Place, Unit 203, Upper Marlboro, MD 20774

#### 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 PER PLATS AND PLANS THEREOF RECORDED IN CONDO-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.

BEING LOCATED IN THE 13TH ELECTION DISTRICT OF THE SAID

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

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 pur-

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

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

112058

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

IN THE CIRCUIT COURT FOR HOWARD COUNTY, MARYLAND

IN THE MATTER OF A AMANI A.

Adoption No. 13A142970

**NOTICE TO UNKNOWN BIRTH FATHER** 

TO: UNKNOWN BIRTH FATHER You are hereby notified that an adoption case has been filed in the Circuit Court for Howard County, Maryland, case number 13A 142970. All persons who believe themselves to be the father of a female child born on May 7, 2007 in Takoma Park, Maryland to Adele Uwera Shannon (date of birth: May 22, 1982) shall file a written response. A copy of the show cause order may be obtained from the clerk's office

Circuit Court for Howard County 8360 Court Avenue Ellicott City, Maryland 21043 410-313-2111

If you do not file a written objection within 30 days from the date this notice is published, you will have agreed to the permanent loss of your parental right to this child.

WAYNE A. ROBEY ACTING CLERK

112232

# CITY OF DISTRICT HEIGHTS

Public Hearing on Proposed Fiscal Year 2015 Budget

The City of District Heights will hold a public hearing on the pro-posed fiscal year 2015 budget on June 5, 2014 at 7:00pm., at the E. Michael Roll Municipal Building located at 2000 Marbury Drive, District Heights, MD 20747. The hearing is open to the public and public testimony is encouraged. Persons with questions regarding the hearing or wishing to obtain a copy of the budget may contact Daniel R. Baden, City Treasurer, at 201 226 1402 301-336-1402.

112281 (5-22,5-29)

# 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 appointed personal representative of the action of Coope Brown who 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 representative or the attorney.

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

May 22 — May 28, 2014 — The Prince George's Post —A39 The Prince George's Post Newspaper Call 301-627-0900 Fax 301-627-6260 Have

Very
Safe
Weekend

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

13214 RONEHILL DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated October 10, 2008 and recorded in Liber 30278, Folio 494 among the Land Records of Prince George's Co., MD, with an original principal balance of \$292,500.00 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

#### JUNE 10, 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 \$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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges accessed by any government. 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

(5-22,5-29,6-5)

# **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

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 affecting 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 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 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

111971

(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

# 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 George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wins on Trustee) leasted on Main St., Upper Marlboro, MD, 20772 (Duval Wins on Trustee) leasted on Main St., Upper Marlboro, MD, 20772 (Duval Wins on Trustee) leasted on Main St., Opper Marlboro, MD, 20772 (Duval Main St., Opper Marlboro). 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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$55,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 bear output of 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

(5-8,5-15,5-22)<u>111974</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

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 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 and 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 corvicer 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 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 reselvances if such curplus results from improvements to the property. 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**

#### **NOTICE** Carrie M. Ward, et al.

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees,

THYRA HOWARD 6602 Landing Way Landover Hills, MD 20784

Defendant(s)

#### 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, 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

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112032 (5-8,5-15,5-22)

# **NOTICE**

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

Plaintiffs

Derrick Garnett

Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND **CIVIL NO. CAEF 13-23266** 

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 4803 River Valley Way #125, Bowie, Maryland 20720 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 \$253,763.37.

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

True Copy—Test: Marilynn M. Bland, Clerk

112027 (5-8,5-15,5-22)

#### **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 property 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 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

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

# **NOTICE**

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

> Plaintiffs VS.

Sandra Kalu

Defendant

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

**CIVIL NO. CAEF 13-32123** 

ORDERED, this 30th day of April, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2604 Markham Lane, Hyattsville, 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: Marilynn M. Bland, Clerk

112029 (5-8,5-15,5-22)

# **NOTICE**

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

Substitute Trustees

HERCULANO VARGAS AKA HERCULANO D VARGAS DELIA VARGAS AKA DELIA B VARGAS 9617 Geena Nicole Drive Clinton, Md 20735

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35523

Notice is hereby given this 7th day of May, 2014 by the Circuit Court for 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 9617 Geena Nicole Drive, Clinton, MD 20735 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 trary thereof be shown on or before the 9th 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 9th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$752,000.00.

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

112168 (5-22,5-29,6-5)

#### **NOTICE** IN THE MATTER OF:

Londunn Champale Redman

FOR THE CHANGE OF NAME TO: Londunn Champale McRae

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-08288

A Petition has been filed to change the name of (Minor Chilld) Londunn Champale Redman to Londunn Champale McRae.

The latest day by which an objection to the Petition may be filed is June 9, 2014.

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

(5-22)

112239

112238

# **NOTICE**

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

Substitute Trustees,

CLEMENT N FORSAH AKA CLEMENT NGWA FORSAH TABITHA E FORSAH AKA TABITHA EWO FORSAH 14313 South Shore Court

Laurel, MD 20707

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-23594

Notice is hereby given this 12th 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 14313 South Shore Court, Laurel, MD 20707 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 12th 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 12th day of June, 2014.

The report states the purchase price at the Foreclosure sale to be \$193,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112156 (5-22,5-29,6-5)

# NOTICE

IN THE MATTER OF: Chantice Renee McBryde

FOR THE CHANGE OF

NAME TO: Chantice Renee Jackson

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-09068

A Petition has been filed to change the name of Chantice Renee McBryde to Chantice Renee Jack-

The latest day by which an objection to the Petition may be filed is June 9, 2014.

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

(5-22)

111972 (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 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 UPCOMING 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

112081 (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

#### 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. 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 UPCOMING 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

112082 (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 UPCOMING 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

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

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 loss region is designed. with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

# 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

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 defaults under these terms, deposit shall be forfeited. The Su

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

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 932 Pleasant Hill Lane, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Pilla C Parker, dated September 24, 2007, and recorded in Liber 28922 at folio 381 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 10, 2014 AT 9:06 AM

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

LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTERED "F" IN THE SUB-DIVISION KNOWN AS "PLAT THREE, RIDGEVIEW ESTATES ADDITION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 127 AT PLAT 27. BEING IN THE 7TH ELECTION DISTRICT OF SAID COUNTY. THE IM-PROVEMENTS THEREON BEING KNOWN AS 932 PLEASANT HILL LANE, BOWIE, MD 20716.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 abstrance of interest due from the purchaser in the avent settlement. be no abatement of interest due from the purchaser in the event settlement be no abatement or 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 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

(5-22,5-29,6-5)

#### **LEGALS**

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

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

Improved by premises known as 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 discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustoes 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

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

#### **LEGALS**

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

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

Improved by premises known as 22 Tunic Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Dorain J Grogan, dated January 7, 2009, and recorded in Liber 30310 at folio 415 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 10, 2014** AT 9:02 AM

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

BEING KNOWN AND DESIGNATED AS LOTS NUMBERED FORTY-ONE (41) THROUGH FORTY-THREE (43) IN BLOCK NUMBERED EIGHT (8) IN A SUBDIVISION KNOWN AS CAPITOL HEIGHTS, AS PER PLAT THEREOF RECORDED IN LIBER IWB 5, FOLIO 676, RE-RECORDED IN PLAT BOOK A, FOLIO 74, ONE OF THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

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

(5-22,5-29,6-5)

# **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 17216 Harmon Place, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Portia M Burrell and David Collins Burrell, III aka David C Burrell III, dated May 22, 2006, and recorded in Liber 25298 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

#### JUNE 10, 2014 AT 9:24 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTY-FIVE (55) IN BLOCK NUMBERED FORTY-TWO (42) IN THE SUBDIVISION KNOWN AS "PLAT TWO, SECTION SEVEN, PARTS OF BLOCKS 41 AND 42, MARL-BORO MEADOWS", AS PER PLAT RECORDED IN PLAT BOOK WWW 80 AT PLAT NO. 6, 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 \$45,000.00 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 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 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 (5-22,5-29,6-5) 112197

# **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 4212 Applegate Lane, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Angela 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-

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.29% 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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the 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 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) 111952

**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 7915 Woodyard Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Sabrina Edmonds, dated January 25, 2007, and recorded in Liber 27196 at folio 018among 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 10, 2014 AT 9:26 AM

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

LOT 2, BREWER'S ADDITION TO BELLE-FONTE, NLP 139-40. BEING MORE FULLY DESCRIBED IN A DEED DATED 07/19/2004 AND RECORDED 09/02/2004. AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE. IN DEED VOLUME 20248 AND

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 \$57,000.00 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 Circuit Court for PRINCE GEORGE'S COUNTY, Waryland. 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 propwithin 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 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

(5-22,5-29,6-5) 112198

THE PRINCE GEORGE'S POST

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#### **LEGALS**

**NOTICE** 

4520 East West Highway, Suite 200

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 prop-

erty mentioned in these proceedings and described as 5403 Mystic Court,

Oxon Hill, MD 20745 made and re-

ported by the Substitute Trustee, will be RATIFIED AND CON-

FIRMED, unless cause to the con-

trary thereof be shown on or before the 2nd day of 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 \$184,500.00.

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

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

True Copy—Test: Marilynn M. Bland, Clerk

June, 2014.

112142

Substitute Trustees

Defendant(s)

Carrie M. Ward, et al.

Bethesda, MD 20814

BRYAN MASON

5403 Mystic Court

Oxon Hill, MD 20745

#### **NOTICE**

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

Bethesda, MD 20814

Substitute Trustees,

IDA B. BUTLER 635 Mount Lubentia Court West Upper Marlboro, MD 20774

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland 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 before the 2nd day of June, 2014. 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**

Hull# TRJ050551074 MD#1260AP 1026 Town Point Rd

Hull# SERT6086B494 MD#0155E Turkey Point Marina 1107 Turkey Point Rd Edgewater

Hull# WELC5138K889 USCG# 957363 Turkey Point Marina 1107 Turkey Point Rd

Vin# 1G1AL55F177268684 AAA Car Care Annapolis 2054 Somerville Rd

Vin# JM1BJ225210479257 John's Auto Service 7410 Westmore Rd Rockville

Lot#7176, 2001 Hyundai XG300 Vin# KMHFU45D51A099178 Veteran Automotive 7410 Westmore Rd #2

Lot#7177, 1996 Freightliner Conventional Vin# 1FUYDSEB2TH763746 Copes Rentals 27631 Ocean Gateway

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

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** 

Freestate Lien & Recovery, Inc. 610 Bayard Road

112159

#### **LEGALS**

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

Bethesda, MD 20814 Substitute Trustees,

KIMBERLY MENSAH 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 \$154,024.00.

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 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 \$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)112144

# **NOTICE**

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

Substitute Trustees

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 112145 (5-15,5-22,5-29)

# **NOTICE**

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

Substitute Trustees,

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 112146 (5-15,5-22,5-29)

# **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 inspected during normal business hours at the shops listed below. All parties claming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

Lot#7007B, 1975 Trojan 32' Bohemia Bay Yacht Harbour Chesapeake City

Lot#7009B, 1994 Sea Ray 26'9"

Lot#7010B, 1989 Wellcraft 31'8" Edgewater

Lot#7011, 2007 Chevrolet Cobalt Annapolis

Lot#7175, 2001 Mazda Protégé

Rockville

Hebron

Hebron

The Auctioneer reserves the right to post a Minimum Bid

Lothian, MD 20711 410-867-9079

# The Prince George's Post Newspaper

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\* \* \* \*

Your Newspaper Legal Record

Plaintiff

#### **ORDER OF PUBLICATION**

MD TL, LLC, RAI AS

CUSTODIAN

ROOTS OF MANKIND

ROMWOOD SQUARE, LLC

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

ROOTS OF MANKIND CORPO-**RATION** 

SHIRLEY GRANT, TRUSTEE

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

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. Sugar Hill, Lot 2 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, Maryland CAE 14-09620

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

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 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 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 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

MD TL, LLC, RAI AS CUSTODIAN

Plaintiff

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

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: 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 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 pro-

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 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

True Copy—Test: Marilynn M. Bland, Clerk

#### (5-15,5-22,5-29) 112117 ORDER OF PUBLICATION

MD TL, LLC, RAI AS

Plaintiff

ROOTS OF MANKIND ROMWOOD SOUARE, LLC

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

ROOTS OF MANKIND CORPORATION

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 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;

# **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

ROOTS OF MANKIND ROMWOOD SOUARE, LLC

and

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROM-WOOD SQUARE, LLC

ROOTS OF MANKIND **CORPORATION** 

SHIRLEY GRANT, TRUSTEE

and

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

#### 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, Maryland

CAE 14-09618

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: 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 112113 (5-15,5-22,5-29)

#### **NOTICE** IN THE MATTER OF:

Adrian Morales FOR THE CHANGE OF

Adrian Morales Bautista

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-10252 A Petition has been filed to change the name of (Minor Child) Adrian

Morales to Adrian Morales Bautista. The latest day by which an objection to the Petition may be filed is June 9, 2014.

Marilvnn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 112242 (5-22)

# ORDER OF PUBLICATION

Plaintiff

MD TL, LLC, RAI AS **CUSTODIAN** 

ROOTS OF MANKIND ROMWOOD SQUARE, LLC

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

ROOTS OF MANKIND **CORPORATION** 

SHIRLEY GRANT, TRUSTEE

Plaintiff

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

#### 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

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 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

Property Address: 15206 Peerless Avenue, Upper Marlboro, MD

this proceeding:

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

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)

# ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

ROOTS OF MANKIND

Plaintiff

ROMWOOD SQUARE, LLC

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

ROOTS OF MANKIND

**CORPORATION** 

and SHIRLEY GRANT, TRUSTEE

DIRECTOR OF PRINCE GEORGE'S

COUNTY DEPARTMENT OF

HOUSING AND COMMUNITY

# PRINCE GEORGE'S COUNTY

DEVELOPMENT, TRUSTEE

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

#### **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 property 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 newspaper having general circulation in Prince George's County, once a week for three successive weeks on or before the 20th Jewick (March 2014). 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 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) 112112

# ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN

Plaintiff

CLIFTON B. BACCOUS

BENEFICIAL FINANCIAL I, INC. F/K/A BENEFICIAL MARYLAND INC. F/K/A BENEFICIAL MORTGAGE

CO. OF MARYLAND

COUNCIL OF CO-OWNERS OF LYNHILL CONDOMINIUM

HOUSEHOLD FINANCE CORPO-

RATION III, TRUSTEE

A/K/A COUNCIL OF

CO-OWNERS OF LYNNHILL CONDOMINIUM

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

Property Address: 3103 Good Hope Avenue, Unit 313, Temple Hills, MD

County of Prince George's

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

#### In the Circuit Court for Prince George's County, Maryland CAE 14-09517

Assessed To: Baccous, Clifton B.

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

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.

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-

The Complaint states, among other

things, that the amounts necessary

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

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

ROOTS OF MANKIND

ROMWOOD SQUARE, LLC

Plaintiff

THE LAST SURVIVING MEMBERS AND ASSIGNS OF ROOTS OF MANKIND ROM-

WOOD SQUARE, LLC

ROOTS OF MANKIND

CORPORATION

SHIRLEY GRANT, TRUSTEE

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

TRUSTEE

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

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

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

MARILYNN M. BLAND

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

encumbrances.

112114

NAME TO:

**NOTICE** IN THE MATTER OF: **Daisy Mae Manning** 

FOR THE CHANGE OF

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

Case No. CAE 14-10613 A Petition has been filed to change the name of Daisy Mae Manning to Daisy Mae Parks. The latest day by which an objection to the Petition may be filed is

June 9, 2014. Marilynn M. Bland Clerk of the Circuit Court for

Prince George's County, Maryland 112243 (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

# 7110 GIDDINGS DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 5, Under a power of sale contained in a certain Deed of Trust dated Match 5, 2008 and recorded in Liber 29443, Folio 471 among the Land Records of Prince George's Co., MD, with an original principal balance of \$289,275.00 and an original interest rate of 6.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JUNE 10, 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 \$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 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges accessed by any government. 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

(5-22,5-29,6-5)

112226

**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

# 1406 BARNACLE GEESE CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 8, 2008 and recorded in Liber 29980, Folio 355 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$365,776.67 and an original interest rate of 4.62500% 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

#### JUNE 10, 2014 AT 11:27 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and 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 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation paggicultural or other taxes or charges assessed by any government. 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

(5-22.5-29.6-5)

#### **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

#### **5266 WEST BONIWOOD TURN** CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 23, 2009 and recorded in Liber 31301, Folio 501 among the Land Records of Prince George's Co., MD, with an original principal balance of \$318,081.00 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

#### JUNE 10, 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 \$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 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural part of the taxes or charges accessed by any government. 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

(5-22,5-29,6-5)112227

# **LEGALS**

112225

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, Onder 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 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 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 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. the return of the deposit without interest.

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

#### 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 affecting 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 date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

# 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 partages, legated on Main St.), on 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 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 available by purchaser, whether or not purchaser is a Manyland First Time. payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

7414 ALLISON STREET HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Joseph L. Brown and Debora A. Brown, dated July 28, 2003 and recorded in Liber 17920, Folio 096 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$152,000.00, 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 JUNE 10, 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 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 \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

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

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

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

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

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 of Duyal Wing of courthouse complexed for courthouse is closed due to to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 27, 2014 AT 11:00

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

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

Terms of Sale: A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute

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

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#### **LEGALS**

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

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

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

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

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

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# **BWW LAW GROUP, LLC**

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 and 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 corvicer including but pot 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 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 over if except surplus results from improvements to the property. from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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**

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

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 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 prost-cale 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

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

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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

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 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 servicer including but the bloom servicer including but the loan servicer in with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be that rather votal, 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 recall over if such curplus results from improvements to the purplus 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

#### 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 Bernice W. Dortch, dated April 8, 2008 and recorded in Liber 29626, Folio 140 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$201,293.35, and an original interest 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 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 described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

(410) 825-2900 www.mid-atlanticauctioneers.com 112055 (5-15,5-22,5-29)

#### LEGALS

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

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 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 \$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 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

112053 (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

#### 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 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 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 \$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 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

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

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

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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

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

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 the purchaser are conditionally than for recordation agricultural or other 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 reselvence if the purchaser shall not be entitled to any surplus proceeds.

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

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

the return of the deposit without interest.

112105

fully described in the aforesaid Deed of Trust.

112102 (5-15,5-22,5-29)

#### **LEGALS**

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# 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 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 UPCOMING 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

112103 (5-15,5-22,5-29)

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

**LEGALS** 

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8961 TOWN CENTER CIR., UNIT # 209 UPPER MARLBORO, MD 20774

#### 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 described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 UPCOMING 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

112104 (5-15,5-22,5-29)

# LEGALS

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# 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 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 UPCOMING 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

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 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

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

**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)

#### **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 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 described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute

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

112059 (5-15,5-22,5-29)

# **LEGALS**

# **NOTICE**

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

Substitute Trustees Plaintiffs

Charles C Clairdy

Defendant

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 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.

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

sale to be \$109,388.69.

The report states the amount of

True Copy—Test: Marilynn M. Bland, Clerk 112127 (5-15,5-22,5-29)

# **NOTICE**

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

Shelby L. Nestor and Daniel L. Nestor

Defendants In the Circuit Court for Prince

George's County, Maryland 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 mentioned 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 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

112128 (5-15,5-22,5-29)

# The **Prince** George's Post Newspaper Call 301-627-0900

#### **LEGALS**

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

**NOTICE** 

Substitute Trustees,

Barbara A. Widmer, Personal Representative for the Estate 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 George's County, once in each of three successive weeks before 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. True Copy—Test: Marilynn M. Bland, Clerk 112124 (5-15,5-22,5-29)

> Richard L. Lyon, Esquire 8120 Woodmont Ave. Suite 650 Bethesda, MD 20814 301-770-2200

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN HASS

Notice is given that Mavis McPhee Hass whose address is 3158 Gracefield Road, Apt. 304, Silver Spring, MD 20904 was on April 30, 2014 appointed personal representative of the estate of John Hass who died on December 11, 2012 with a

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

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

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.

MAVIS MCPHEE HASS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County 14735 Main Street 4th Floor Upper Marlboro, MD 20773 Estate No.96343 (5-22,5-29,6-5)

**NOTICE** 

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

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 prop-

perty 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 succes-

sive 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

Prince George's County, Md.

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

Substitute Trustees

Anesia Smith

# **NOTICE**

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

Substitute Trustees,

Defendant(s)

JAMES P. STIEBEL 2509 Nicol Circle

Mitchellville, MD 20721

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 described as 2509 Nicol Circle, Mitchellville, MD 20721 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 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 \$305,214.10.

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)

#### **NOTICE**

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

Substitute Trustees

Capitol Heights, MD 20743

6843 Jade Court

SHERIL FLEMING **EDWARD SMITH** 

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, that the sale of the property mentioned in these proceedings and described as 6843 Jade Court, Capitol Heights, MD 20743, 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 \$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**

IN THE MATTER OF: Alberto Alarcon

FOR THE CHANGE OF NAME TO: Alberto Uroza Alarcon

In the Circuit Court for

#### Prince George's County, Maryland Case No. CAE 14-09084 A Petition has been filed to change

the name of (Minor Child) Alberto Alarcon to Alberto Uroza Álarcon. The latest day by which an objection to the Petition may be filed is June 9, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland <u>112240</u> (5-22)

# **NOTICE**

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

Substitute Trustees,

Plaintiffs

Defendant

MORRIS R. CARROLL 2707 Keating Street Temple Hills, MD 20748

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35623

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 described 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 successive weeks before the 2nd day of June, 2014.

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)

#### **NOTICE**

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

Substitute Trustees,

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 described 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 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 \$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

MICHAEL SMITH 10129 Prince Place, Unit #302-12A

Upper Marlboro, MD 20774-1125

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-04140

Notice is hereby given this 5th day of May, 2014 by the Circuit Court for 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 10129 Prince Place, Unit #302-12A, Upper Marlboro, MD 20774-1125 made and reported by the Substitute Trustee will be PAT 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.

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)

# **NOTICE**

IN THE MATTER OF: Lorene Elizabeth Brownlow

FOR THE CHANGE OF NAME TO: Elizabeth Lorene Robinson

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

Case No. CAE 14-11286 A Petition has been filed to change the name of Lorene Elizabeth Brownlow to Elizabeth Lorene

Robinson. The latest day by which an objection to the Petition may be filed is June 16, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 112279 (5-22)

# **NOTICE**

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

Substitute Trustees

SANDRA THOMAS KATINA BURROWS 6102 Westbrook Drive Hyattsville, MD 20784

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00239

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 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)

#### **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 described 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

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)

#### **NOTICE**

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

Substitute Trustees,

JHON REDMAN 2977 Hobblebush Court

Lanham IRTA Hyattsville, MD

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 mentioned in these proceedings and described as 2977 Hobblebush Court, Lanham IRTA Hyattsville, MD 20706 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 wee 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)

# **NOTICE**

IN THE MATTER OF: Carlos Nerak Mata

FOR THE CHANGE OF NAME TO: Carlos Nerak Colon

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-10733

A Petition has been filed to change the name of (Minor Child) Carlos Nerak Mata to Carlos Nerak Colon. The latest day by which an objection to the Petition may be filed is June 16, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 112280

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

Substitute Trustees,

(5-22)

931 Vauxhall Road Hyattsville, MD 20785

# 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 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, 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

price at the Foreclosure sale to be \$266,000.00.

Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (5-15,5-22,5-29) 112140

# **NOTICE**

Plaintiffs

RODNEY PENNINGTON

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-37583

of June, 2014. The report states the purchase

MARILYNN M. BLAND

True Copy—Test: Marilynn M. Bland, Clerk (5-15,5-22,5-29)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-36540

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

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

Improved by premises known as 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 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 claims. 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

#### 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 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 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 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 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

111949 (5-8.5-15.5-22)

#### **LEGALS**

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

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

Improved by premises known as 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 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 purchaser from the date of sale. The purchaser shall be responsible for the purchaser from the date of sale. 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

<u>112068</u> (5-15,5-22,5-29)

> McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3363

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

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

6502 Lake Park Drive #202, Greenbelt, Maryland 20770

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

The property is improved by a dwelling.

GEORGE'S COUNTY.

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 **LEGALS** 

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

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

Improved by premises known as 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 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 rept. and all other public be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the 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

(5-8,5-15,5-22)111944

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

**IMPROVED REAL ESTATE** 

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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 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 9:17 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 allituda basis, including samuary 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 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)

THE PRINCE GEORGE'S **POST** 

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

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

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

#### Improved by premises known as 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

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 60.00000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the 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 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

301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

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 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-

MAY 27, 2014

AT 9:06 AM

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 CONDOMINIUM 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-

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-

cretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification

of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of

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

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.

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

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

dress 14735 Main Street, on

VISED FROM TIME TO TIME.

The property is improved by a dwelling.

15604 Everglade Lane #5-201, Mitchellville, Maryland 20716

# AT 9:16 AM

AT 9:19 AM

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

Main Street, on

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.

**LEGALS** 

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

1033 Saint Michaels Drive, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Em-

manuel 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 ofter for sale at public auction at the front of the Duval

Wing of the Prince George's County Courthouse, which bears the address 14735

MAY 27, 2014

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 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 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

#### 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. 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 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

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

# 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 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 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 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 301-490-3361

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

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 propbe 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 Trustoes 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

#### 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)111945

111946 (5-8.5-15.5-22)

112061 (5-15,5-22,5-29)

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

**NOTICE** 

Substitute Trustees, Plaintiffs

Evelyn V. San Joaquin Jose E. Aniceto 5912 Addison Avenue District Heights, MD 20747

Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-00051

Notice is hereby given this 7th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th 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 9th day June, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$145,000.00. The property sold herein is known as 5912 Addison Avenue, District Heights, MD 20747.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112237 (5-22,5-29,6-5)

#### 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,

Substitute Trustee Plaintifi .

Joy Green, Personal Representative for the Estate of Nicholas L. Green 6030 Lucente Avenue Suitland, MD 20746

Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-18191

Notice is hereby given this 14th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 before the 16th day June, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$239,871.09. The property sold herein is known as 6030 Lucente Avenue, Suitland, MD 20746.

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

112247 (5-22,5-29,6-5)

# NOTICE

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

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, provided 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

# NOTICE

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

IN THE MATTER OF: Micheal Kamara

112023

FOR THE CHANGE OF NAME TO:
Micheal Ajukwara

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

Case No. CAE 14-10651

A Petition has been filed to change the name of (Minor Child) Micheal Kamara to Micheal Ajukwara.

The latest day by which an objection to the Petition may be filed is June 9, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 112244 (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,

v. Dale Patrick O'Brien, Jr. Nicole O'Brien 930 Dunloring Court Upper Marlboro, MD 20774

Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05563

Notice is hereby given this 15th 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 reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th 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 before the 16th day of June, 2014.

The Report of Sale states the

The Report of Sale states the amount of the foreclosure sale price to be \$276,265.72. The property sold herein is known as 930 Dunloring Court, Upper Marlboro, MD 20774.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 112275 (5-22,5-29,6-5)

#### 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of October, 2014.

tober, 2014.

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

(1) Six months from the date of the

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

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

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

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

112019

# 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

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

#### **LEGALS**

things, that the amount necessary for the redemption for the subject property has not been paid, although 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-

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 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 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 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 24th 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 dece-

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

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

notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

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

Plaintiff

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

#### 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 Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months 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 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 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 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,

v. 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 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 before 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

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

112035

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 Entertainment 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

And

t/a Irie Bar & Grill Class B(BLX), Beer, Wine and Liquor Irie Café VI, LLC 2200 Petrie Lane Suite 534 Lanham, Maryland 20706

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.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Diane M. Bryant Administrative Assistant May 9, 2014

(5-15,5-22)

Attest:

112148

Tow

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

**NOTICE** 

Substitute Trustees, Plaintiffs

Denise L. Griffith 6601 Killarney Street Clinton, MD 20735

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02627

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-

fore the 30th day May, 2014.

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)

# LEGALS

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

**NOTICE** 

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 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-

fore the 30th day May, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$90,000.00. The property sold herein is known as 4303 Will Street, Capitol Heights, MD 20743.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112042 (5-8,5-15,5-22)

# The Prince George's Post Call 301 627 0900

#### LEGALS

# NOTICE

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

> Substitute Trustees, Plaintiffs

v. FREIDA D. KISSLER 7562 South Arbory Lane, Unit #385

Defendant(s)

In the Circuit Court for Prince

Laurel, MD 20707

George's County, Maryland Case No. CAEF 14-00055

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 7562 South Arbory Lane, Unit #385, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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
112044 (5-8,5-15,5-22)

### 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 Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6618 Greenvale Parkway, Riverdale, MD 20737 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of 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

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

# NOTICE

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

Substitute Trustees,

v.

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 property mentioned in these proceedings and described as 1504 Baytree Terrace, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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

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 Terrace, 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)

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 14735 Meric 5t Libert Meriches MD 20775 [feet of Meric 5t Lepton 40]. 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

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

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 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

> 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 4412 LUCERNE RD. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated August 3, 2005 and recorded in Liber 23425, Folio 171 among the Land Records of Prince George's Co., MD, with an original principal balance of \$212,000.00 and an original interest rate of 4.50000% 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

JUNE 10, 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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affect-

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 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

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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges assessed by any govern-

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 includ-

ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale.

In any such event, this sale shall be null and void, and the Purchaser's sole

remedy, in law or equity, shall be thui and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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.

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

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

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

COMING SALES

deposit without interest.

112229

Wing entrance, located on Main St.), on

fully described in the aforesaid Deed of Trust.

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

112050 (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

# 7400 25TH AVENUE HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Ana L. Romero, dated February 13, 2008 and recorded in Liber 29644, Folio 051 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$370,500.00, 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 JUNE 10, 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

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 \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

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>112176</u> (5-22,5-29,6-5)

# **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

# 8500 OXON HILL ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Cathy Frieson, dated August 7, 2007 and recorded in Liber 28502, Folio 559 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$375,250.00, and an original interest rate of 6.875%, 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 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 10, 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

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 \$52,000.00 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

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 contribution in the status of the loan with the loan confirmation and sudit to the status of the loan with t servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any 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

(5-22,5-29,6-5)<u>112177</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

# 910 MILLPONDS CT. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated August 31, 2006 and recorded in Liber 26208, Folio 452 among the Land Records of Prince George's Co., MD, with an original principal balance of \$315,000.00 and an original interest rate of 9.125% 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 10, 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 \$46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 property by said defaulted. 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

# 7703 STARSHINE DR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 30, 2007 and recorded in Liber 29195, Folio 647 among the Land Records of Prince George's Co., MD, with an original principal balance of \$433,200.00 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

# JUNE 10, 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 \$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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges, assessed by any governrecordation, 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 UPCOMING 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

(5-22,5-29,6-5)

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

(5-22,5-29,6-5) 112230

(5-22,5-29,6-5)

112231

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

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

#### Improved by premises known as 1806 Folk Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Amy M Lloyd and Demair Lloyd, dated November 14, 2008, and recorded in Liber 30259 at folio 175 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

#### JUNE 10, 2014 AT 9:00 AM

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

LOT NUMBERED THREE (3), IN BLOCK LETTERED "A", IN THE SUBDI-VISION KNOWN AS "ADDITION TO FRIENDLY FARMS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AS PER PLAT BOOK NLP 111, AT PLAT 20. BEING IN THE 5TH 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 \$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 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 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 purstamps, 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

112181

#### **LEGALS**

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

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

#### Improved by premises known as

11012 Spring Forest Way, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Robert L Bailey Jr and Teresa M Bailey, dated July 18, 2005, and recorded in Liber 22934 at folio 423 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 Duyal Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

#### **JUNE 10, 2014** AT 9:16 AM

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

LOT NUMBERED EIGHT (8) IN BLOCK LETTERED "A" IN THE SUBDIVI-SION KNOWN AS "FORT FOOTE FOREST" AS PER PLAT ONE THEREOF RECORDED IN PLAT BOOK VI 177 AT PLAT NO. 96 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be resold at the risk and cost of the defaulting 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. be no abatement of interest due from the purchaser in the event settlement

#### 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

(5-22,5-29,6-5)112191

# Don't Keep it a Secret! It Pays to Advertise in The Prince George's Post Call 301 627 0900

# **LEGALS**

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

600 Baltimore Ávenue, Suite 208 Towson, Maryland 21204

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

6501 WOODLAND ROAD SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Marie C. Springs, dated May 12, 2008 and recorded in Liber 29695, Folio 693 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$174,021.59, and an original interest rate of 1.880%, 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 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 10, 2014 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements

thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclo-sure auction to the date funds are received in the office of the Substitute

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

112178

(5-22,5-29,6-5)

# **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

#### 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

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

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

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 sonable attorney's rees, 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

112052 (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

# 14533 LONDON LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated January 31, 2008 and recorded in Liber 33093, Folio 15 among the Land Records of Prince George's Co., MD, with an original principal balance of \$287,300.00 and an original interest rate of 6.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on Wing entrance, located on Main St.), on

#### JUNE 10, 2014 AT 11:29 AM

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

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the are adjusted as or 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, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. mental 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 In any such 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 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

(5-22,5-29,6-5)

# **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

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 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 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 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

111981 (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

#### 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 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 UPCOMING 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

112093 (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

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 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 UPCOMING 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

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 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 defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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)

# 112094 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

#### 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 UPCOMING 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

#### 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 defaults under these terms, deposit shall be forfeited. The Sub.

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

#### 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% 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 11:37 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. 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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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

# The Prince George's Post Newspaper

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