Plaintiffs

LEGALS

NOTICE

600 Baltimore Avenue, Suite 208

7903 Jordan Park Boulevard District Heights, MD 20747

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-05557

Notice is hereby given this 14th day of July, 2014, by the Circuit Court for Prince George's County,

that the sale of the Property men-

tioned in these proceedings, made and reported, will be ratified and

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

the 14th day of August, 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 succes-

sive weeks before the 14th day Au-

The Report of Sale states the amount of the foreclosure sale price

to be \$137,834.52. The property sold herein is known as 7903 Jordan Park Boulevard, District Heights, MD

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

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

AKA HAYWOOD DANTE KELLY

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-04401

Notice is hereby given this 17th day of July, 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 40 Barberry Court,

Unit # 44-5, 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 18th day of

40 Barberry Court, Unit # 44-5

Upper Marlboro, MD 20774

Bethesda, MD 20814

HAYWOOD D. KELLY

(7-24,7-31,8-7)

Substitute Trustees,

Plaintiffs

Defendant(s)

True Copy—Test: Marilynn M. Bland, Clerk

Substitute Trustees,

Plaintiffs

Defendant(s)

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon

Richard J. Rogers Randall J. Rolls

Towson, MD 21204

Thomas West

gust, 2014.

20747.

113113

v.

v.

LEGALS

NOTICE

600 Baltimore Avenue, Suite 208

Substitute Trustees,

Plaintiffs

Defendant(s)

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon

Richard J. Rogers Randall J. Rolls

Towson, MD 21204

Ifeanyi Cyrus Ijomor

15507 North Nemo Court Bowie, MD 20716

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-04330

Notice is hereby given this 14th day of July, 2014, by the Circuit Court for Prince George's County,

that the sale of the Property men-

tioned in these proceedings, made and reported, will be ratified and

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

the 14th day of August, 2014, pro-vided a copy of this notice be pub-

lished in a newspaper of general circulation in Prince George's

County, once in each of three succes-

sive weeks before the 14th day Au-

The Report of Sale states the amount of the foreclosure sale price

to be \$234,837.81. The property sold herein is known as 15507 North

MARILYNN M. BLAND

Nemo Court, Bowie, MD 20716.

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

Iose M Sanchez aka Jose Elber Sanchez and Francisco Hernandez

vs.

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

CIVIL NO. CAEF 14-04332

ORDERED, this 16th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6914 West Park Drive, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan et al. Substitute O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 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 18th day of

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

(7-24,7-31,8-7)

Substitute Trustees Plaintiffs

Alfred J. Szczerbicki, Personal Representative for the Es-Defendant(s)

NOTICE

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

Gisele R. Chaput and David W. Chaput

Defendants

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

CIVIL NO. CAEF 14-04249

ORDERED, this 14th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 13801 Belle Chasse Boulevard, Unit 312, Laurel, Maryland 20707 mentioned in these proceed-ings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of August, 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 14th day of August, 2014, next.

The report states the amount of sale to be \$135,000.00.

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

<u>113110</u> (7-24,7-31,8-7)

NOTICE

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

Shelia S. Smith, Personal Representative for the Es-tate of Sharon D. Lewis 134 Joyceton Way Upper Marlboro, MD 20774 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-09370

Notice is hereby given this 17th day of July, 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 18th day of August, 2014, pro-vided 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 18th day August, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$161,700.00. The property sold herein is known as 134 Joyceton Way, Upper Marlboro, MD 20774.

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees Plaintiffs Donald J. Taylor 12901 7th Street Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05850

Notice is hereby given this 14th day of July, 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 14th day of August, 2014, pro-vided 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 14th day Au-gust, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$252,579.15. The property sold herein is known as 12901 7th Street, Bowie, MD 20720.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113115 (7-24,7-31,8-7)

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.

Carroll D. Briscoe 6504 Hallam Court Upper Marlboro, MD 20772

In the Circuit Court for Prince

Notice is hereby given this 17th day of July, 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 conlished in a newspaper of general circulation in Prince George's County, once in each of three succesgust, 2014.

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

(7-24,7-31,8-7)

True Copy—Test: Marilynn M. Bland, Clerk 113116

gust, 2014.

Plaintiffs

Defendant(s)

George's County, Maryland Case No. CAEF 13-30315

trary thereof be shown on or before the 18th day of August, 2014, pro-vided a copy of this notice be pub-

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

Lanham, MD 20706

the 14th day of August, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George's ounty, once in each of three su sive weeks before the 14th day Au-

The Report of Sale states the

amount of the foreclosure sale price

to be \$151,201.91. The property sold herein is known as 9806 Locust Av-

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

(7-24,7-31,8-7)

enue, Lanham, MD 20706.

True Copy—Test: Marilynn M. Bland, Clerk

NOTICE

v. 9806 Locust Avenue

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-23300 Notice is hereby given this 14th day of July, 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 137 S. HURON DRIVE, LLP et. al. Defendants IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

Plaintiff

CIVIL NO. CAEF 14-02604 **RESIDENTIAL**/

NOTICE

BOARDWALK 2001, LLC 825 NORTH CHARLES STREET

vs.

BALTIMORE, MARYLAND 21201

NOT OWNER OCCUPIED

NOTICE is hereby given this 14th day of July, 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 137 S. Huron Drive, Oxon Hill, MD 20745 will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of August, 2014, provided a copy of this NO-TICE be published at least once a week in each of three successive weeks in THE PG POST before the 14th day of August, 2014.

The Report of Sale state the amount of sale \$185,000.00.

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

113121

NOTICE

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

Joyce McMahon, Personal Representative for the Es-tate of Sylvia Kolber 6615 23rd Avenue Hyattsville, MD 20782 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-11761

Notice is hereby given this 17th day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 18th day of August, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George's ree st sive weeks before the 18th day August, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$150,000.00. The property sold herein is known as 6615 23rd Av-enue, Hyattsville, MD 20782.

(7-24,7-31,8-7)

v.

August, 2014, next. The report states the amount of sale to be \$174,000.00.

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

113188

NOTICE

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

tate of Connie L. Berry 3851 Saint Barnabas Road, Apt 102 Suitland, MD 20746

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-11763

Notice is hereby given this 17th day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 18th day of August, 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 succes-sive weeks before the 18th day August, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$42,000.00. The property sold herein is known as 3851 Saint Barn-abas Road, Apt 102, Suitland, MD 20746.

True Copy—Test: Marilynn M. Bland, Clerk

week in

August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of Au-gust, 2014.

The report states the purchase price at the Foreclosure sale to be \$71,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (7-24,7-31,8-7) 113206

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 14-04231

ORDERED, this 16th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-erty at 14304 Grandpere Rd, Brandywine, MD 20613 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al. Subtitute Tructore he ratified

al., Substitute Trustees, be ratified

and confirmed, unless cause to the contrary thereof be shown on or be-

fore the 18th day of August, 2014, next, provided a copy of this Notice

e inserted in some newspaper pub

lished in said County once in each

of three successive weeks before the

The report states the amount of sale to be \$262,397.71.

Marilynn M. Bland

Clerk of the Circuit Court for

Prince George's County, Md.

18th day of August, 2014, next.

Plaintiffs

Defendant

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

Substitute Trustees

vs.

Daryl Alston

The Report of Sale states the amount of the foreclosure sale price to be \$298,858.84. The property sold herein is known as 6504 Hallam Court, Upper Marlboro, MD 20772.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113197 (7-24,7-31,8-7)

NOTICE

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

Johnny L. Smith and Kim Y. Smith

Defendants

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

CIVIL NO. CAEF 14-05572

ORDERED, this 14th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9608 Stony Hill Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on per published in said County once

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

113187

True Copy—Test: Marilynn M. Bland, Clerk

or before the 14th day of August, 2014, next, provided a copy of this Notice be inserted in some newspain each of three successive weeks before the 14th day of August, 2014, next The report states the amount of sale to be \$328,665.17.

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

(7-24,7-31,8-7)

(7-24,7-31,8-7) 113112 NOTICE

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

Melissa Taylor

gust, 2014.

<u>113119</u>

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

CIVIL NO. CAEF 14-05508

ORDERED, this 14th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7409 Flag Harbor Drive, Dis-trict 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 14th day be shown on or before the 14th day of August, 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 14th day of

August, 2014, next. The report states the amount of sale to be \$135,000.00.

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

<u>113109</u>

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113192</u> (7-24,7-31,8-7)

NOTICE

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

Plaintiffs

vs. Iose Garcia AKA Jose A Garcia

Defendant

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

CIVIL NO. CAEF 14-04429

ORDERED, this 16th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6705 Redfield Avenue, Hy-attsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 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 18th day of August, 2014, next.

The report states the amount of sale to be \$102,500.00. Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test: Marilynn M. Bland, Clerk

(7-24,7-31,8-7)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113193</u> (7-24,7-31,8-7)

NOTICE

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

Carol E Ramsey and

James B Ramsey

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

CIVIL NO. CAEF 14-07149

ORDERED, this 17th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 606 E. Tantallon Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 2014, next, provided a copy of this Notice be inserted in some newspa-per published in said County once in each of three successive weeks before the 18th day of August, 2014, next.

The report states the amount of sale to be \$199,200.00.

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

<u>113190</u> (7-24,7-31,8-7)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113191</u> (7-24,7-31,8-7)

NOTICE

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

vs.

Marian T. Edwards and Lincoln Edwards

Defendants

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

CIVIL NO. CAEF 13-30091

ORDERED, this 17th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7603 Mason Street, Forestville, Maryland 20747 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 18th day of August, 2014, next, provided a copy of this Notice be inserted in some newspa-per published in said County once in each of three successive weeks before the 18th day of August, 2014, next.

The report states the amount of sale to be \$106,536.84.

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

<u>113185</u>

(7-24,7-31,8-7)

THE **CALL** Subscription price is \$15 a year. **To Subscribe** Give us your contact information -**PRINCE GEORGE'S** 301.627.0900 Name and Address POST email brendapgp@gmail.com We accept Visa and MC

(7-24,7-31,8-7)

<u>113186</u>

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

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

> 4609 SHARON ROAD CAMP SPRINGS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Rene D. Cooper and Donna M. Cooper, dated May 11, 1993 and recorded in Liber 8828, Folio 645 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$102,000.00, and an original interest rate of 6.750%, 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 previ-ously scheduled on next day that court sits] on AUGUST 5 2014 AT ously scheduled, on next day that court sits], on AUGUST 5, 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 \$8,000.00 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 ac-cept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such such the defaulting purchaser shall be lightly for the paper of any event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, rea-sonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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 9617 LACONIA DRIVE HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Melina Antonietta Castellanos, dated December 15, 2000 and recorded in Liber 14286, Folio 398 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$243,000.00, and an original interest rate of 9.000%, 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 AUGUST 19, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water / sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

(7-17,7-24,7-31) 113261 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**

> 6006 SELLNER AVENUE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Latanya R. Reeder, dated February 8, 2007 and recorded in Liber 27276, Folio 606 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$490,500.00, and an original interest rate of 10.000%, 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 sched-uled, on next day that court sits], on AUGUST 19, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$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 Trustees

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address cept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, rea-sonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borservicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any 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 (7-31,8-7,8-14)

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

<u>113069</u>

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

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

<u>113262</u>

(7-31,8-7,8-14)

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 3905 48TH STREET BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from Heidi Sankofa, Biko Sankofa and Exodus -3 Trust, an Irrevocable Business Trust Organization, dated December 30, 2003 and recorded in Liber 18942, Folio 724 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,550.00, 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 AUGUST 5, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the pur-chase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratifi-cation of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchaser price, all costs and expenses of resale, rea-sonable attorney's fees, and all other charges due and incidental and debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to prost each entities the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

113166

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

15516 NORGE COURT **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Tamara Clark and Dante Clark, dated October 27, 2006 and recorded in Liber 26400, Folio 627 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 6.000%, 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 AUGUST 5, 2014 AT 11:0Ó AM.

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

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

Terms of Sale: A deposit of \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

> (7-17,7-24,7-31) 113278

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

7521 RIVERDALE ROAD APT 1966 NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Sean Plummer a/k/a Sean Anthony Michael Plummer, dated November 25, 2009 and recorded in Liber 31273, Folio 8 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$58,913.00, and an original interest rate of 5.375%, 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 AUGUST 19, 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 being sold is a con-dominium unit and all common elements appurtenant thereto.

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 \$6,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

(7-31,8-7,8-14)

Plaintiffs

Defendant

NOTICE

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

CIVIL NO. CAEF 14-05662

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

Maryland, that the sale of the prop

matyland, that the safe of the prop-erty at 7125 Donnell Place C-4, Dis-trict Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, values of the contrast theorem

unless cause to the contrary thereof be shown on or before the 21st day

of August, 2014, next, provided a

copy of this Notice be inserted in some newspaper published in said County once in each of three suc-

cessive weeks before the 21st day of August, 2014, next.

The report states the amount of sale to be \$38,250.00.

Marilynn M. Bland

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAE 13-18219

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-erty at 1881 Addison Road South

#1633, District Heights, Marylanc

20747 mentioned in these proceed-ings, made and reported by Laura H. G. O'Sullivan, et al., Substitute

Trustees, be ratified and confirmed, unless cause to the contrary thereof

be shown on or before the 21st day of August, 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 21st day of

The report states the amount of sale to be \$48,000.00.

Marilynn M. Bland

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

(7-31,8-7,8-14)

Plaintiffs

August, 2014, next.

True Copy—Test: Marilynn M. Bland, Clerk

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

Substitute Trustees

vs.

Jason D Brown

(7-31,8-7,8-14)

Plaintiffs

Defendant

True Copy—Test: Marilynn M. Bland, Clerk

<u>113218</u>

ORDERED, this 21st day of July,

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

vs.

Desmond Gilmore

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

v. STEVEN D. WHITLEY TOJUANA WHITLEY AKA TOJUANA J. WHITLEY PEGGY BELLAKA PEGGY L. BELL AKA PEGGY Y. BELL LARRY D. BELL 10302 Richmanor Place Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-02933

Notice is hereby given this 7th day of July, 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 10302 Richmanor 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 7th day of August, 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 7th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$540,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (7-17,7-24,7-31) 113076

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.

Rosie Henry, Personal Representative for the Es-tate of Annie Marie Brown Unknown Successor Trustee for the Brown Trust dated January 5, 2005, for the Benefit of Annie Marie Brown, c/o Rosie Henry, PR of Estate of Annie Marie Brown 1815 Allendale Place Hyattsville, MD 20785

Defendants

Plaintiffs

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-09611

Notice is hereby given this 22nd day of July, 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 22nd day of August, 2014, provided a copy of this notice be pub-

NOTICE

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

v. Verniece L. Rorie Personal Representative for the Estate of Fleming Porter Verniece L. Rorie Personal Representative for the Estate of Fleming Porter 5907 Darlene Drive Clinton, MD 20735

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-09433

Notice is hereby given this 21st day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 21st day of August, 2014, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 21st day August, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$144,000.00. The property sold herein is known as 5907 Darlene Drive, Clinton, MD 20735.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113229 (7-31,8-7,8-14)

NOTICE

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

> Substitute Trustees, Plaintiffs

LETICIA H. JONES EUSTACE JONES 7001 Copperville Place Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04315

Notice is hereby given this 10th day of July, 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 7001 Copperville Place, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of August, 2014, provided a copy of this NOTICE be

LEGALS

NOTICE

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

Lamont Boone

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

CIVIL NO. CAEF 13-30090

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9405 Stream Valley Lane, Clinton, Maryland 20735 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 21st day of August, 2014, next. The report states the amount of sale to be \$312,000.00.

Marilynn M. Bland

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

(7-31,8-7,8-14) 113214

NOTICE

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

Chanda L Macias

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

CIVIL NO. CAEF 14-05758

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 15604 Henrietta Drive, Accokeek, Maryland 20607 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next. The report states the amount of sale to be \$231,472.27.

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

113219 (7-31,8-7,8-14)

NOTICE

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 13-33750

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-

erty at 15612 Everglade Lane, Unit #203, Bowie, Maryland 20716 men-

tioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be

ratified and confirmed, unless cause

to the contrary thereof be shown on or before the 21st day of August,

Defendants

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

Albert Adebavo and

Odessa Adebayo

NOTICE

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

Substitute Trustees Substitute Trustees Plaintiffs

Damonn N Brown and Tonya Y Brown

vs.

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

CIVIL NO. CAE 13-02367

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1718 Bradmoore 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 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

The report states the amount of sale to be \$201,000.00. Marilvnn M. Bland Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk

(7-31,8-7,8-14) <u>113215</u>

NOTICE

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

Sallie M Henson and

vs.

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

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8204 Redview 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 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014,

The report states the amount of sale to be \$97,000.00.

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

113216 (7-31,8-7,8-14)

NOTICE

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 14-05509

ORDERED, this 21st day of July,

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

PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 2810 Crestwick Place, District Heights, Maryland 20747 men-tioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be

ratified and confirmed, unless cause

to the contrary thereof be shown on or before the 21st day of August,

2014, next, provided a copy of this Notice be inserted in some newspa-per published in said County once

in each of three successive weeks

before the 21st day of August, 2014,

The report states the amount of sale to be \$116,683.20.

Marilynn M. Bland

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 13-21127

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-erty at 6210 Kinsey Terrace, Lan-ham, Maryland 20706 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 be-

fore the 21st day of August, 2014, next, provided a copy of this Notice

be inserted in some newspaper pub-lished in said County once in each

of three successive weeks before the 21st day of August, 2014, next. The report states the amount of sale to be \$259,000.00.

Marilynn M. Bland Clerk of the Circuit Court for

Prince George's County, Md.

(7-31,8-7,8-14)

True Copy—Test:

Marilynn M. Bland, Clerk

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

Substitute Trustees

vs.

Tonia Briscoe and

Eric L Briscoe

(7-31,8-7,8-14)

Plaintiffs

Defendants

True Copy—Test: Marilynn M. Bland, Clerk

next.

<u>113217</u>

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

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

vs.

LEGALS

NOTICE

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

Sabrina Edmonds and Rodney Worthem

Defendants

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

CIVIL NO. CAEF 13-30351

ORDERED, this 7th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7915 Woodyard Road, Clinton, Maryland 20735 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of August, 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 7th day of August, 2014, next. The report states the amount of sale to be \$295,568.04.

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

113089 (7-17,7-24,7-31)

NOTICE

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

vs.

April E. Johnson

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

CIVIL NO. CAE 13-12439

ORDERED, this 9th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9915 Raintree Way, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of August, 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 11th day of August, 2014, next.

The report states the amount of sale to be \$137,000.00.

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

Marilynn M. Bland, Clerk

113088 (7-17,7-24,7-31)

NOTICE

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

Francis Leroy Henson Defendants

CIVIL NO. CAEF 14-04430

lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day August, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$71,000.00. The property sold herein is known as 1815 Allendale Place, Hyattsville, MD 20785.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113286</u> (7-31,8-7,8-14) inserted in some newspaper printed in said County, once in each of three

successive weeks before the 11th day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$250,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113079 (7-17,7-24,7-31)

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

LEGALS

NOTICE

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

vs.

Kenisha A Revish aka Kenisha Revish aka Kenisha A Taylor and Calvin Taylor

Defendants

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

CIVIL NO. CAEF 13-23501

ORDERED, this 24th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop erty at 1836 Metzerott Road Unit 503, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of August, 2014, next.

The report states the amount of sale to be \$24,000.00.

(7-31,8-7,8-14)

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

113288

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

Derrick Wiggins and

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

CIVIL NO. CAE 12-35921

ORDERED, this 22nd day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 27 Joyceton Terrace, Upper Marlboro, Maryland 20774 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 22nd day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of August, 2014, next

The report states the amount of sale to be \$317,620.49.

Clerk of the	nn M. Bland Circuit Court for ge's County, Md. : nd, Clerk
113284	(7-31,8-7,8-14)

Plaintiffs VS.

Denise Wiggins

MARYLAND

Clerk of the		Cle Prii True Co Marilyn
284	(7-31,8-7,8-14)	113285

2014, next, provided a copy of this Notice be inserted in some newspa-per published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

The report states the amount of sale to be \$240,737.78.

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

113221 (7-31,8-7,8-14)

NOTICE

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

Wilber Noel Flores Segovia aka Wilber Flores Segovia and Pablo Flores Segovia aka Pablo Flores-Segovia

Defendants

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

CIVIL NO. CAEF 14-10770

ORDERED, this 22nd day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2231 Charleston Place, Hy-attsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three succes-August, 2014, next. The report states the amount of sale to be \$215,000.00.

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

(7-31,8-7,8-14) 113212

vs.

Substitute Trustees

Curtiss B Mitchell

Sonja M Turner aka Sonja M Turner-Bowman Defendant

113222

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

CIVIL NO. CAEF 14-09479

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1658 Forest Park Drive, Dis-trict 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 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

The report states the amount of sale to be \$309,940.18.

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

113220 (7-31,8-7,8-14)

NOTICE

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

VS.

Annie D. Baldwin

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

Plaintiffs

CIVIL NO. CAE 12-40664

ORDERED, this 9th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 246 Red Jade Drive, #13-5, 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 11th day of August, 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 11th day of

August, 2014, next. The report states the amount of sale to be \$93,591.26.

(7-17.7-24.7-31)

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

113087

Trov Moore and Angilea Moore

vs.

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

Defendants

CIVIL NO. CAEF 13-32350

ORDERED, this 9th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3907 Bishopmill Drive, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of August, 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 11th day of August, 2014, next. The report states the amount of 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

113086 (7-17,7-24,7-31)

NOTICE

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

Mark D Meinersmann

vs.

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

CIVIL NO. CAE 13-08436

ORDERED, this 10th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 12819 9th Street, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of August, 2014, next, pro-vided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 11th day of August, 2014,

next. The report states the amount of sale to be \$333,576.82.

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

113085

(7-17,7-24,7-31)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15412 BENJAMIN RING ST. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated January 26, 2005 and recorded in Liber 21806, Folio 441 among the Land Records of Prince George's Co., MD, with an original principal balance of \$245,700.00 and an original interest rate of 2.75% 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

AUGUST 19, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorever, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser function to reself the property. If Purchaser defaults under these than or the sale to such surplus proceeds resulting from said default

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

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

AUGUST 12, 2014 AT 11:30 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser, thase and 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 thas and cost of the defaulting purchaser is subject to positiss and cost of

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8110 RIVER PARK RD. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated November 21, 2006 and recorded in Liber 26952, Folio 648 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$601,696.39 and an original interest rate of 5.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 \$60,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 than y such event, this sale shall be null and void, and the Purchaser's 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 than y such event, this sale shall be null and void, and the Purcha

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

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

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

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

113231

(7-31,8-7,8-14) 113164

(7-24,7-31,8-7)

<u>113165</u>

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

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 102 **BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101

Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10500 BIRDIE LANE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from John A. Knapp and Tracy M. Knapp, dated August 17, 2007 and recorded in Liber 28635, Folio 478 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$396,000.00, and an original interest rate of 4.500%, 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 AUGUST 19, 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 \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the 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 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9149 DARCY RD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 17, 2006 and recorded in Liber 25727, Folio 23 among the Land Records of Prince George's Co., MD, with an original principal balance of \$323,700.00 and an original interest rate of 10.20000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 poroever including, but not limited to, determination of whether the borrower entered into any reapyment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 reself the property. If Purchaser defaults under these than to be entitled to any surplus proceeds resulting from said resale even if such

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 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3603 SETH CT. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated October 26, 2005 and recorded in Liber 24566, Folio 333 among the Land Records of Prince George's Co., MD, with an original principal balance of \$360,000.00 and an original interest rate of 8.5000% 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

AUGUST 19, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 resel the property. If Purchaser defaults under t

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

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

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

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

(7-31,8-7,8-14) 113233

(7-31,8-7,8-14)

113263

(7-31,8-7,8-14) 113232

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

6637 ADRIAN ST. HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated August 24, 2006 and recorded in Liber 25895, Folio 346 among the Land Records of Prince George's Co., MD, with an original principal balance of \$319,600.00 and an original interest rate of 7.45000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorevt, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser function to reself the property. If Purchaser defaults under these than ore shall not be entitled to any surplus proceeds resulting from

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

1100 GRANADA ST. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated July 7, 2005 and recorded in Liber 23229, Folio 151 among the Land Records of Prince George's Co., MD, with an original principal balance of \$548,000.00 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

AUGUST 5, 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 \$71,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be 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. for the stale even

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

(7-17, 7-24, 7-31)

<u>113016</u>

BWW LAW GROUP, LLC

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6900 PEPPER ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 24, 1998 and recorded in Liber 12064, Folio 659 among the Land Records of Prince George's Co., MD, with an original principal balance of \$99,539.00 and an original interest rate of 10.25% 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

AUGUST 5, 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 \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 all transfer. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees than y such event, this sale shall be null and void, and the Purchaser's 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 than y such event, this sale sha

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

(7-17,7-24,7-31)

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

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

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

BWW LAW GROUP. LLC

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9909 GRANDHAVEN AVE. I/R/T/A 9909 GRAND HAVEN AVE. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 1, 2006 and recorded in Liber 24594, Folio 514 among the Land Records of Prince George's Co., MD, with an original principal balance of \$427,500.00 and an original interest rate of 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest.

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4945 KING PATRICK WAY UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated May 11, 2007 and recorded in Liber 28566, Folio 417 among the Land Records of Prince George's Co., MD, with an original principal balance of \$247,500.00 and an original interest rate of 8.6% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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. 605, Phase 34, in the horizontal property regime known as "Kings Council 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 porperty, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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. Truste

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4312 HARTFORD HILLS DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated March 13, 2007 and recorded in Liber 27471, Folio 477 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 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

AUGUST 5, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 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

(7-17,7-24,7-31)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8547 PARAGON CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 28, 2006 and recorded in Liber 25622, Folio 427 among the Land Records of Prince George's Co., MD, with an original principal balance of \$271,920.00 and an original interest rate of 4.75% 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 ontrance, Decard on Main St.) on Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:43 AM

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

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5810 MARYHURST DR. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated December 19, 2006 and recorded in Liber 28412, Folio 649 among the Land Records of Prince George's Co., MD, with an original principal balance of \$220,000.00 and an original interest rate of 5.62500% 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

AUGUST 19, 2014 AT 11:44 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, secondation any covern recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 result the purchaser defaults under these 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 prop-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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1200 WESTFIELD DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated October 18, 2005 and recorded in Liber 24534, Folio 588 among the Land Records of Prince George's Co., MD, with an original principal balance of \$175,500.00 and an original interest rate of 6.40000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:45 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's 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 nurchaser 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. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation are other taxes or charges due you govern recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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

113255

(7-31, 8-7, 8-14)113256 (7-31,8-7,8-14) 113257

BWW LAW GROUP, LLC 60 Boulevar Rockville, MD 20852 (301) 961-6555

BWW LAW GROUP, LLC 6003 Suite 101 3 Executive Boulevard

NOTICE

ANTOINETTE BUTTS AKA

3331 Huntley Square Drive,

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-02411

Notice is hereby given this 22nd day of July, 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 3331 Huntley Square Drive, Unit #A1, Temple

Hills, MD 20748, 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 22nd day of

August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of Au-cust. 2014

The report states the purchase price at the Foreclosure sale to be \$90,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for

Prince George's County, Md.

(7-31,8-7,8-14)

ANTOINETTE L. BUTTS

Temple Hills, MD 20748

Unit #A1

gust, 2014.

True Copy—Test: Marilynn M. Bland, Clerk

113280

NOTICE

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5301 FRAZIER TERR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated November 22, 1991 and recorded in Liber 8127, Folio 167 among the Land Records of Prince George's Co., MD, with an original principal balance of \$172,125.00 and an original interest rate of 8.50000% 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

AUGUST 19, 2014 AT 11:46 AM

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There 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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. 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 prop-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 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 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

Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4406 29TH ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated October 26, 2006 and recorded in Liber 26679, Folio 362 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 2.00000% 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

AUGUST 19, 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 \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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.¹ 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 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

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

> Substitute Trustees Plaintiffs

> > Defendant(s)

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

Plaintiffs

Defendant(s)

ANDRIAMAHEFASOA RAZANAJATOVO LOVASOALALAINA PARSON 1836 Metzerott Road, Unit #1211 Hyattsville, MD 20783

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-36834

Notice is hereby given this 24th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1836 Metzerott Road, Unit #1211, 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 25th day of August, 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 25th day of Au-

gust, 2014. The report states the purchase price at the Foreclosure sale to be \$132,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113291 (7-31,8-7,8-14)



113259 (7-31.8-7.8-14)

The

Prince George's

Post

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10005 ANGORA DR. CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27608, Folio 341 and re-recorded in Liber 29325, Folio 668 among the Land Records of Prince George's Co., MD, with an original principal balance of \$427,000.00 and an original interest rate of 3.95% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$57,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorevt, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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. Trustee

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

113234

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1904 BORDER DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 22, 2007 and recorded in Liber 28242, Folio 674 among the Land Records of Prince George's Co., MD, with an original principal balance of \$289,600.00 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

AUGUST 19, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. Trus

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

(7-31,8-7,8-14)

(7-31,8-7,8-14)

113235

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 10 **BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101 Bodwille, MD 20852

301-627-6260

or Fax

Newspaper

Call

301-627-0900

Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6410 JOE KLUTSCH DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 25, 2011 and recorded in Liber 32492, Folio 496 among the Land Records of Prince George's Co., MD, with an original principal balance of \$200,720.00 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

AUGUST 19, 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 \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 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

Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1608 OPUS AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 24, 2008 and recorded in Liber 31033, Folio 491 among the Land Records of Prince George's Co., MD, with an original principal balance of \$390,000.00 and an original interest rate of 1.661% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 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 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 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7300 LONGBRANCH DR. I/R/T/A 7300 LONG BRANCH DR. HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated April 26, 2007 and recorded in Liber 27900, Folio 552 among the Land Records of Prince George's Co., MD, with an original principal balance of \$319,200.00 and an original interest rate of 7.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$48,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser, 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. Truste

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

(7-31,8-7,8-14) 113238

(7-31,8-7,8-14)

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

9405 UTICA PL. UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 23, 2006 and recorded in Liber 25174, Folio 745 among the Land Records of Prince George's Co., MD, with an original principal balance of \$332,000.00 and an original interest rate of 9.3% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 \$56,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorevt, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fust os of the defaulting purchaser defaulted purchaser shall no

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

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

AUGUST 12, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 unde

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

6714 WEST PARK DR. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated July 21, 2006 and recorded in Liber 26443, Folio 604 among the Land Records of Prince George's Co., MD, with an original principal balance of \$462,000.00 and an original interest rate of 1.63% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 loan servicer including, but not limited to determination of whether the bornower entered into any recapyment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees 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 a

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

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

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

<u>113139</u>

(7-24,7-31,8-7) 113140

<u>(7-24,7-31,8-7)</u> <u>113141</u>

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

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8708 ASHBY CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007 and recorded in Liber 28247, Folio 656 among the Land Records of Prince George's Co., MD, with an original principal balance of \$600,000.00 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

AUGUST 12, 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 \$74,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser shall not be entitled to any surplus proceeds resulting from said defaulted purchaser is subject to, or if ratification of the sale is denied b

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12639 HILLMEADE STATION DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 29, 2008 and recorded in Liber 30110, Folio 153 among the Land Records of Prince George's Co., MD, with an original principal balance of \$354,460.00 and an original interest rate of 5.5% 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

AUGUST 12, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. Trust

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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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5608 EMACK AVE. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 25, 2006 and recorded in Liber 29540, Folio 491 among the Land Records of Prince George's Co., MD, with an original principal balance of \$312,000.00 and an original interest rate of 6.95% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 \$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 vurchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. Truste

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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

(7-24,7-31,8-7) 113143

(7-24,7-31,8-7) 113144

(7-24,7-31,8-7)

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

1024 HILL RD. HYATTSVILLE A/R/T/A LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated January 29, 2008 and recorded in Liber 29385, Folio 70 among the Land Records of Prince George's Co., MD, with an original principal balance of \$209,000.00 and an original interest rate of 3.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser, 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. Truste

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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

2614 RITCHIE RD. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated January 16, 2007 and recorded in Liber 27164, Folio 647 among the Land Records of Prince George's Co., MD, with an original principal balance of \$268,000.00 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

AUGUST 5, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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

(7-17, 7-24, 7-31)

113030

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

6809 DUNNIGAN DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 12, 2006 and recorded in Liber 26567, Folio 191 among the Land Records of Prince George's Co., MD, with an original principal balance of \$336,000.00 and an original interest rate of 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

AUGUST 5, 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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

(7-17,7-24,7-31)

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

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (201) 061 (555 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

10402 46TH AVE., UNIT # 201 A/R/T/A 10402 46TH PL., UNIT # 201 BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated May 19, 1999 and recorded in Liber 13122, Folio 155 among the Land Records of Prince George's Co., MD, with an original principal balance of \$45,100.00 and an original interest rate of 8.50000% 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

AUGUST 5, 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 described as Unit numbered Two Hundred One (201) in Phase numbered Six (6) in Building numbered One (1) and being part of the premises numbered 10402 46th Avenue in "Montpelier Village Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 perior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If suchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser is shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by s

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 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3356 HUNTLEY SQUARE DR., UNIT # T-2 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated July 22, 1992 and recorded in Liber 8392, Folio 422 among the Land Records of Prince George's Co., MD, with an original principal balance of \$56,600.00 and an original interest rate of 8.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 described as Unit 3356 T-2, in Building 11, in a Horizontal or Condominium Regime entitled, "Master Plat of 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, alt the sale shall be null and void, and the Purchaser's 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 resolt the property. If Purchaser defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser is the property by said defaulted purchaser. So

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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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5204 NEWTON ST., UNIT # 203 BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated October 3, 2006 and recorded in Liber 26472, Folio 398 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 10.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 described as Unit Numbered 203, located at 5204 Newton Street, established pursuant to the horizontal property act of the State of Maryland known as and called "Bladenwoods" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property. But not hereafter as a conditing purchaser. The defaulted purchaser sole remedy, in

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4614 CEDELL PL. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated May 16, 2006 and recorded in Liber 25311, Folio 324 among the Land Records of Prince George's Co., MD, with an original principal balance of \$230,000.00 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorever, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fulls to settle within 10 days of ratification, the Sub. Trustees may file a motion to reselt the property. If Purchaser defaults under

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

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

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15004 NORWAY PL. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006 and recorded in Liber 25862, Folio 87 among the Land Records of Prince George's Co., MD, with an original principal balance of \$373,350.00 and an original interest rate of 4.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$59,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be 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. for the stale even

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

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

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

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7423 SHADY GLEN TERR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 1, 2005 and recorded in Liber 22474, Folio 527 among the Land Records of Prince George's Co., MD, with an original principal balance of \$154,400.00 and an original interest rate of 3.81800% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:35 AM

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

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 groperty, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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. Trustee

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

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8202 PRESBURY PL. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated January 15, 2007 and recorded in Liber 27164, Folio 580 among the Land Records of Prince George's Co., MD, with an original principal balance of \$388,150.00 and an original interest rate of 5.0000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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.

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

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12520 OLD FORT RD. A/R/T/A 12520 OLD FORT RD. SOUTH FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 11, 2006 and recorded in Liber 25522, Folio 683 among the Land Records of Prince George's Co., MD, with an original principal balance of \$505,500.00 and an original interest rate of 1.60% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale 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 reapyment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 entitled to any surplus proceeds resulting from said resale even if such surplus receater see resulting from said

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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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3800 SELLMAN RD. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated March 8, 2007 and recorded in Liber 27554, Folio 630 among the Land Records of Prince George's Co., MD, with an original principal balance of \$462,000.00 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

AUGUST 19, 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 described as Tax ID #01-0035428 and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$70,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive forclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole If any such event, this sale shall be nutrated void, and the furthaser's 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 prop-erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resele even 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 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 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

(7-31,8-7,8-14) 113249

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12320 QUARTERBACK CT. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated March 2, 2000 and recorded in Liber 13696, Folio 228 among the Land Records of Prince George's Co., MD, with an original principal balance of \$164,815.00 and an original interest rate of 3.75% 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

AUGUST 19, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 chase money at the current rate contained in the Deed of Irust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or 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 prop-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 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. 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

(7-31,8-7,8-14)

113146

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

4804 MANHEIM AVE. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated Septem-Under a power of sale contained in a certain Deed of Trust dated Septem-ber 19, 2005 and recorded in Liber 23117, Folio 27 among the Land Records of Prince George's Co., MD, with an original principal balance of \$312,000.00 and an original interest rate of 5.75% 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

AUGUST 12, 2014 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or 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 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 prop-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 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

(7-24,7-31,8-7)

113147

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

4115 31ST ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated November 23, 2004 and recorded in Liber 20984, Folio 581 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 5.375% 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, Jocated on Main St.) on Wing entrance, located on Main St.), on

AUGUST 12, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 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 prop-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 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 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

(7-24, 7-31, 8-7)

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BWW LAW GROUP, LLC

BWW LAW GROUP, LLC 0 East West Highwa

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

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13912 BURNISHED WOOD CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 23, 2007 and recorded in Liber 27739, Folio 498 among the Land Records of Prince George's Co., MD, with an original principal balance of \$612,000.00 and an original interest rate of 8.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 2014 AT 11:14 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings r 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 \$76,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, record and out of the prior taxes and the public taxes are private to any survive foreclosure sale. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or 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 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 prop-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 curplus results from suit for 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 UP-COMING SALES

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

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

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

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

26 TUNIC AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 7, 2006 and recorded in Liber 24945, Folio 685 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 8.033% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 UP-COMING SALES

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6604 OSBORNE HILL DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 3, 2007 and recorded in Liber 28420, Folio 605 $\,$ among the Land Records of Prince George's Co., MD, with an original principal balance of \$932,804.00 and an original interest rate of 6.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 \$132,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 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

(7-24,7-31,8-7) 113149 (7-24,7-31,8-7) 113150 (7-24,7-31,8-7)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

9200 LOUGHRAN ROAD FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Grace O Lytle, dated September 10, 1999, and recorded in Liber 13354 at folio 372 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 5, 2014

AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer cretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the 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 10.493% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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 deposit to be substitute Trustees. Purchaser purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-38746)

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

113067

(7-17, 7-24, 7-31)

113057

LEGALS

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

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

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

6704 PINE GROVE DRIVE SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Audrey Officer Wynn and Walter Simmons, dated October 25, 2008, and recorded in Liber 30176 at folio 179 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 5, 2014 AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Successful to the art be successful and the sale by an annum from the sale by the circuit court for PRINCE dates the successful to the sale by the circuit court for PRINCE dates the sale by the sale of the sale by the circuit court for PRINCE dates the sale by the sale of the sale by the circuit court for PRINCE dates the sale by the sale of the sale by the sale by the sale of the sale by t annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed hereafter by the purchaser. Condominium fees and/or homeowners assocharges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-34680)

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**

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

6310 GWINNETT LANE BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Bren-By virtue of the power and authority contained in a Deed of Irust from Bren-don Elliott, dated December 9, 2004, and recorded in Liber 20991 at folio 652 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 5, 2014

AT 9:05 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assocharges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-10627)

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

113060

(7-17,7-24,7-31)

(7-17, 7-24, 7-31)

LEGALS

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

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

13903 GEOFFREY ROAD **BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Wendell R. McMillan II aka Wendell McMillan and Lakeischa W. McMillan, dated November 4, 2009, and recorded in Liber 31164 at folio 515 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772,

AUGUST 5, 2014

AT 9:03 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-602443</u>)

LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded

632 TAILGATE TERRACE LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Jermaine Simmons and Karima Simmons, dated November 19, 2009, and recorded in Liber 31244 at folio 310 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 5, 2014 AT 9:04 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-16223</u>)

3205 CARLENE COURT UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Ronald W Bynum and Levette K Bynum, dated September 25, 2002, and recorded in Liber 16399 at folio 654 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 5, 2014

AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all setcrow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-39407</u>)

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

LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland	Substitute Trustees, by virtue c in the Land Records of PRINCE GE	of an instrument recorded Substitut ORGE'S COUNTY, Maryland in the Land F	Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland	
<u>113058</u> (7-17,7-24,7-31)	<u>113059</u>	(7-17,7-24,7-31) 113061	(7-17,7-24,7-31)	
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McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE. 6522 DRYLOG STREET CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Charles E. Williams, dated September 11, 2007, and recorded in Liber 28846 at folio 676 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on boro, Maryland 20772, on

AUGUST 5, 2014 AT 9:07 AM

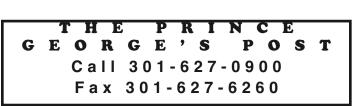
ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assothereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-31252)

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

113062



LEGALS

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

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** 8600 LANTERN LANE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Garnett J. Shanks and Sheila F. Shanks, dated February 28, 2005 and recorded in Liber 21793, Folio 750 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$51,950.00, and an original interest rate of 8.500%, 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 AUGUST 5, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$8,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

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

<u>113071</u>

(7<u>-17,7-24,7-31)</u>

McCabe, Weisberg & Conway, LLC

LEGALS

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

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

6601 HOWIE COURT TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Edward H. Dawson, Jr. and Eleanor P. Dawson, dated August 27, 2004 and recorded in Liber 21178, Folio 26 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$172,500.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 5**, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (7-17,7-24,7-31)

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

<u>113074</u>

(7-17, 7-24, 7-31)

301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1806 METZEROTT ROAD # 101 HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Fidel Antonio Rosales, Maria E. Ferman and Jose Benjamin Ferman, dated June 22, 2007, and recorded in Liber 28326 at folio 352 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 Durul Wine of the Bring Congress (County County Co front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 5, 2014

AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current vear to the date of sale. and assumed 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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 deposit to be substitute Trustees. Purchaser purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-10469</u>)

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

Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

10415 BALSAMWOOD DRIVE LAUREL, MARYLAND 20708

By virtue of the power and authority contained in a Deed of Trust from Desiree Brown Benjamin and Anthony Benjamin, dated February 1, 2006, and GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 5, 2014 AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fitteen days of ratification the denosit will be forficited and the prop within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Purpurchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-10841</u>)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5009 37TH AVENUE HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Eduardo Ochoa-Viera, dated July 28, 2006, and recorded in Liber 25898 at folio 447 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 5, 2014

AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assothereafter by the purchaser. Condominum fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Purpurchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-38993)

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

113063 (7	-17,7-24,7-31) 113064		(7-17,7-24,7-31) 113065	(7-17,7-24,7-31)
THE PRINCE GEORGE'S	Το Ο	To Subscribe CALL 301.627.0900	CALL	Subscription price is \$15 a year.
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LAURA H. G. O'SULLIVAN, et al.,

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

902 PHILIP POWERS DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated September 25, 2006 and recorded in Liber 27115, Folio 648 among the Land Records of Prince George's Co., MD, with an original principal balance of \$516,000,00 and an original interest rate of 1.63% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing or the posted or Main St.) or Wing entrance, located on Main St.), on

AUGUST 12, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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 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 prop-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 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 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 denocit without interest. 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

(7-24,7-31,8-7)

<u>113152</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

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 Wing entrance, located on Main St.), on

AUGUST 12, 2014 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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 renzyment agreement reinstated or paid off the loan prior to the sale In any repayment agreement, reinstated or paid off the bornower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 matim to result the present. 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 prop-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 mar-totable title, or if artification of the scale is denied by the Circuit Court for 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 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

9274 ADELPHI RD., UNIT #12 I/R/T/A 9274 ADELPHIA RD., UNIT #12 HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated December 27, 2005 and recorded in Liber 24263, Folio 660 among the Land Records of Prince George's Co., MD, with an original principal balance of \$140,000.00 and an original interest rate of 6.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 described as Unit Numbered Twelve in Building Numbered Nine Thousand Two Hun-dred Seventy Four 9274 in the subdivision known as "Adelphi Terrace Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 If purchaser fails to settle within 10 days of raincation, ute 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 prop-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 marpurchaser. 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 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

113153

(7-24,7-31,8-7)

(7-24.7-31.8-7)

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

<u>113151</u>

BWW LAW GROUP, LLC 0 East West Highway

BWW LAW GROUP, LLC East West Highway

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6714 GREENVALE PKWY. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated December 20, 2005 and recorded in Liber 24273, Folio 142 among the Land Records of Prince George's Co., MD, with an original principal balance of \$206,000.00 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

AUGUST 12, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole If any such event, this sale shall be that and void, and the furthaser's 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 prop-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 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 UP-COMING SALES

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

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

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

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6515 WALTERS PL. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated January 9, 2007 and recorded in Liber 26845, Folio 552 among the Land Records of Prince George's Co., MD, with an original principal balance of \$328,000.00 and an original interest rate of 7,750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 2014 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 UP-COMING SALES

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

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

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

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2506 EDFELDT DR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 25, 2005 and recorded in Liber 25868, Folio 597 among the Land Records of Prince George's Co., MD, with an original principal balance of \$220,000.00 and an original interest rate of 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

AUGUST 12, 2014 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 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

(7-24,7-31,8-7) 113155 (7-24,7-31,8-7) 113156 (7-24.7-31.8-7)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 08/18/2014. 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#7180, 2005 KIA SEDONA VIN# KNDUP131756642274 COPES RENTALS 27631 OCEAN GATEWAY **HEBRON**

LOT#7202, 2004 TOYOTA COROLLA VIN# 2T1BR32E64C213443 AYT BROTHERS, INC T/A TOMMY'S AUTOBODY 5700 KIRBY RD **CLINTON**

LOT#7245, 2003 ACURA RSX VIN# JH4DC53043S004397 PASSPORT TOYOTA 5050 AUTH WAY MARLOW HEIGHTS

LOT#7249, 2007 TOYOTA FJ CRUISER VIN# JTEBU11F970085335 CHAUDHRY TOWING 3900 PULASKI HWY BALTIMORE

LOT#7250, 2008 TOYOTA SIENNA VIN# 5TDZK23C88S114629 PASSPORT TOYOTA 5050 AUTH WAY MARLOW HEIGHTS

LOT#7251, 2003 VOLVO XC90 VIN# YV1CM91H131007266 HARFORD COUNTY TRANSMIS-SIONS 21 C NEWPORT DR FOREST HILL

LOT#7252, 2005 CHEVROLET IM-PALA VIN# 2G1WF52E259217148 AA AUTORAMA

NOTICE

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

> Substitute Trustees, Plaintiffs

ANA ARGUETA-GARCIA 9300 Friar Road Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-09708

Notice is hereby given this 24th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9300 Friar Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 25th day of August, 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 25th

day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$146,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113290 (7-31,8-7,8-14)

NOTICE

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

> Substitute Trustees, Plaintiffs

TROY D. BULLOCK 13302 Williams Drive Brandywine, MD 20613

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04083

Notice is hereby given this 22nd day of July, 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 13302 Williams Drive, Brandywine, MD 20613, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or the contrary thereof be shown on or before the 22nd day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of August, 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. -Test: Frue Copy–

\$89.000.00.

v.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3401 SHEPHERD ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated July 19, Under a power of sale contained in a certain Deed of Hust Gated July 12, 2006 and recorded in Liber 25676, Folio 53 among the Land Records of Prince George's Co., MD, with an original principal balance of \$255,200.00 and an original interest rate of 3.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but path limited to all transfer ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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 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 prop-erty at the rick and cost of the defaulting purchaser. The defaulted 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 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 UP-COMING SALES

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

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

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

<u>113251</u>

(7-31,8-7,8-14)

<u>113252</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10905 ASHFORD CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 10, 2003 and recorded in Liber 18726, Folio 450 among the Land Records of Prince George's Co., MD, with an original principal balance of \$262,500.00 and an original interest rate of 3.044% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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. 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 prop-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 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 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 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

(7-31,8-7,8-14)

BWW LAW GROUP, LLC Executive Boulevard

BWW LAW GROUP, LLC Executive Boulevard

1301 EAST 25TH STREET BALTIMORE

LOT#7253, 1997 BUICK ULTRA VIN# 1G4CU5214V4640339 AA AUTORAMA 1301 EAST 25TH STREET BALTIMORE

LOT#7254, 2007 FORD F-150 VIN# 1FTRW12W67FA35047 CLASSIC AUTO REPAIR INC 11725 PIKE DR WALDORF

LOT#7300T, 1987 STERLING MO-BILE HOME VIN# SMHNC13514 MARYLAND MOBILE ESTATES LLC T/A MARYLAND MANOR 1500 BERKLEY CT HARWOOD

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

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

(7-31,8-7) 113295

LEGALS

NOTICE

IN THE MATTER OF: Longila Bolondo Boloke

FOR THE CHANGE OF NAME TO Jean-Paul Longila Bolondo Boloke

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

Case No. CAE 14-17360

A Petition has been filed to change the name of Longila Bolondo Boloke to Jean-Paul Longila Bolondo Boloke.

The latest day by which an objec-tion to the Petition may be filed is August 18, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 113300 (7-31) Marilynn M. Bland, Clerk (7-31,8-7,8-14) 113283

NOTICE

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

> Substitute Trustees, Plaintiffs

CARLVERN DUNN PAULA DUNN A/K/A PAULA N. GRAHAM 1901 Maemoore Court District Heights, irta Forestville, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-07314

Notice is hereby given this 24th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the proprety mentioned in the safe of the prop-erty mentioned in these proceedings and described as 1901 Maemoore Court, District Heights irta Forestville, MD 20747, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-EIRMED unloss cause to the con-FIRMED, unless cause to the con-trary thereof be shown on or before the 25th day of August, 2014, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$245,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113289 (7-31,8-7,8-14)

NOTICE

IN THE MATTER OF: Michelle McKinnon

FOR THE CHANGE OF NAME TO: Michelle Martinez-Maldonado

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

Case No. CAE 14-18475

A Petition has been filed to change the name of Michelle McKinnon to Michelle Martinez-Maldonado.

The latest day by which an objection to the Petition may be filed is August 25, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 113303 (7-31) 113253 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3931 MADISON ST. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated February 10, 2006 and recorded in Liber 25355, Folio 283 among the Land Records of Prince George's Co., MD, with an original principal balance of \$242,000.00 and an original interest rate of 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:41 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 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

> (7-31,8-7,8-14) 113254

Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3003 VICEROY AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 25, 2010 and recorded in Liber 31767, Folio 436 among the Land Records of Prince George's Co., MD, with an original principal balance of \$205,236.00 and an original interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:42 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole If any such event, this sale shall be that and void, and the incluser scole 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 prop-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 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 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 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

(7-31,8-7,8-14)

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

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

22 TUNIC AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Do-rain 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, Upper Marl-boro, Maryland 20772, on

AUGUST 19, 2014

AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer scretion, 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation dues, if any shall be assumed by the purchaser from the date of sale. thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-36312</u>)

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

113265

(7-31,8-7,8-14)

113266

LEGALS

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

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

4512 SHERBORN LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Sylvester M Waters and Diane V Waters, dated December 19, 2007, and recorded in Liber 29195 at folio 061 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 19, 2014 AT 9:04 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stransfer taxes, and all set-tlement 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. Pur-chaser shall have no further claim against the Substitute Trustees. Pur-chaser shall have no further claim against the Substitute Trustee purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-27475</u>)

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

<u>113267</u> (7-31,8-7,8-14)

(7-31.8-7.8-14)

LEGALS

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

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

LEGALS

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1001 CHILLUM ROAD APARTMENT 407 HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Va-lerie Borden, dated February 20, 2007, and recorded in Liber 27455 at folio 132 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 19, 2014

AT 9:05 AM

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

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

the subject property, if any, and with no warranty of any kind. Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. 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. Pur-chaser shall have no further claim against the Substitute Trustees. Pur-chaser shall have no further claim against the Substitute Trustees. Pur-c chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-40032)

KINGS FREDERICK WA UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Mark Anthony Sivills, dated November 3, 2006, and recorded in Liber 26648 at folio 379 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 19, 2014

AT 9:06 AM

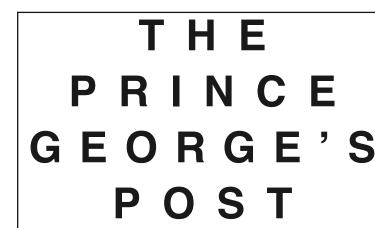
ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County Co., Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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 deposit to be substitute Trustees. Purchaser purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36004)

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

113268



7508 PUTT ROAD FORT WASH

I AND 20744

By virtue of the power and authority contained in a Deed of Trust from Keith R Brown, dated July 17, 2009, and recorded in Liber 31053 at folio 242 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 19, 2014

AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will the property are the resolution 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all setthe substitute Trustees are unable to convey good and marketable title, the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-08845</u>)

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

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

To Subscribe

19024 RELTSVILLE DRIVE **BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Fran-cisca M Branch and Roberto Carlos Sosa, dated June 5, 2006, and recorded in Liber 25361 at folio 216 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-Stitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 19, 2014

AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 nurchaser in the order 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assothereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-23591</u>)

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

(7-31,8-7,8-14)

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* * * * *

Your Newspaper 01 Legal Record

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

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

6303 SNOW CHIEF COURT UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Michael P. Ford, Jr., Candace N. Ford and Mary R. Morgan, dated Oc-tober 31, 2007 and recorded in Liber 28999, Folio 185 among the Land Records of Prince George's County, Maryland, with an original prin-cipal balance of \$636,585.00, and an original interest rate of 5.250%, de-fault having occurred under the terms thereof, the Substitute Trustees will call a trustice art 14725. Mary San Maryland, MD 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 AUGUST 5, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$58,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the pur-chase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratifi-cation of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Pur-chaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (7-17,7-24,7-31) **LEGALS**

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5407 OLD TEMPLE HILL ROAD **TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Mar-cus C. Campbell aka Marcus Campbell and Africa Campbell aka Africa Barnes-Campbell, dated October 28, 2010, and recorded in Liber 32331 at folio 095 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 5, 2014 AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts curvive foreclocure including conjuster and (or metropolitan district amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-17546</u>)

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

113055

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7203 WOOD HOLLOW TERRACE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Anthonisha S. Hickman, dated February 24, 2006, and recorded in Liber 24610 at folio 508 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 5, 2014

AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the propwithin infeen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-41594</u>)

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

113066

(7-17, 7-24, 7-31)

(7-17,7-24,7-31)

LEGALS

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

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

LEGALS

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

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

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

113073

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6801 DULUTH STREET HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Shirley Cherry, dated February 23, 2007 and recorded in Liber 27658 Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$142,000.00, and an original interest rate of 7.000%, 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 AUGUST 5, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratifi-cation of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (7-17, 7-24, 7-31)

11602 DAISY LANE **GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from Oladele Ogunde, dated December 5, 2006, and recorded in Liber 27843 at folio 159 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014 AT 9:16 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all setthe substitute of the 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. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2009-03553)

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

7939 POLK STREET **GLENARDEN, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Ronnie Washington and Peggy Washington, dated August 31, 2006, and recorded in Liber 25946 at folio 270 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-Stitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 19, 2014

AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of 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 noteholder and 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, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-35417)

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



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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8104 RED FARM LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated October 26, 2006 and recorded in Liber 26504, Folio 406 among the Land Records of Prince George's Co., MD, with an original principal balance of \$520,000.00 and an original interest rate of 7.375% 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

AUGUST 12, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorevt, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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. Trustee

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

8205 REDVIEW DR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated December 7, 2006 and recorded in Liber 26895, Folio 638 among the Land Records of Prince George's Co., MD, with an original principal balance of \$259,000.00 and an original interest rate of 5.75% 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

AUGUST 12, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser, thase and 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 thas and cost of the defaulting purchaser shall not be entitled to any surp

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

7604 KILLBARRON DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated August 20, 2009 and recorded in Liber 30968, Folio 547 among the Land Records of Prince George's Co., MD, with an original principal balance of \$597,969.00 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

AUGUST 12, 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 \$65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorever, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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. Truste

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

113157

(7-24,7-31,8-7) 113158

(7-24,7-31,8-7) 113159

(7-24,7-31,8-7)

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555 BWW LAW GROUP, LLC 4520 East West Highway, Suite 20 Bethesda, MD 20814 (301) 961-6555 BWW LAW GROUP, LLC 4520 East West Highway, Suite 200

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5717 GALLOWAY DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated September 29, 2006 and recorded in Liber 26481, Folio 646 among the Land Records of Prince George's Co., MD, with an original principal balance of \$271,200.00 and an original interest rate of 2.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, whether on ot purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the prorever, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest.

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3714 SILVER PARK CT. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated September 25, 2009 and recorded in Liber 31031, Folio 400 among the Land Records of Prince George's Co., MD, with an original principal balance of \$136,482.00 and an original interest rate of 2.37500% 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

AUGUST 12, 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. Trus

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4311 MAPLE RD. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated September 10, 2008 and recorded in Liber 30028, Folio 391 among the Land Records of Prince George's Co., MD, with an original principal balance of \$179,029.00 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

AUGUST 12, 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the doposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser is subject to post-sale audit of the defaulting purchaser. The defaulted purchaser sole remedy, in law or equity, shall be the return of the doposit 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

113160

(7-24,7-31,8-7) 113161

(7-24,7-31,8-7) 113162

(7-24,7-31,8-7)

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

8529 RITCHBORO RD. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated December 5, 2006 and recorded in Liber 26658, Folio 701 among the Land Records of Prince George's Co., MD, with an original principal balance of \$238,000.00 and an original interest rate of 7.5% 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

AUGUST 5, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 theres theres fails to settle within 10 days of ratification, the Sub. Trustees theres there is and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from sale tesale these terms, deposit shall be forfeited. The Sub. Trustees may then rese

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

7712 GARRISON RD. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 28387, Folio 475 among the Land Records of Prince George's Co., MD, with an original principal balance of \$332,500.00 and an original interest rate of 9.750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. Truste

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

2102 DUPONT AVE. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006 and recorded in Liber 26039, Folio 318 among the Land Records of Prince George's Co., MD, with an original principal balance of \$250,000.00 and an original interest rate of 2.0% 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

AUGUST 5, 2014 AT 11:27 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Tax ID #06-0574988, Tax ID #06-0574970, Tax ID #06-0575001 and Tax ID #06-0574996 and more fully described in the aforesaid Deed of Trust.

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

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

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

113031

(7-17,7-24,7-31)

113032

<u>(7-17,7-24,7-31)</u> <u>113046</u>

(7-17,7-24,7-31)

BWW LAW GROUP, LLC 4520 East West Highway, Suite 20 **BWW LAW GROUP, LLC** 4520 East West Highway, Suite 20 BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7303 POWHATAN ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated April 16, 2007 and recorded in Liber 27949, Folio 428 among the Land Records of Prince George's Co., MD, with an original principal balance of \$475,500.00 and an original interest rate of 1.125% 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

AUGUST 5, 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 \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 default

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

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7110 LEYTE DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated November 19, 2007 and recorded in Liber 29112, Folio 568 among the Land Records of Prince George's Co., MD, with an original principal balance of \$158,000.00 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

AUGUST 5, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fits to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these than on the sale shall be to return of the defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6701 NORTHGATE PKWY. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 21, 2006 and recorded in Liber 25428, Folio 741 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$356,090.00 and an original interest rate of 4.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

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

(7-17,7-24,7-31) 113034

(7-17,7-24,7-31) 113240

(7-31,8-7,8-14)

LEGALS

v.

LEGALS

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees

Plaintiffs

Defendant(s)

Carrie M. Ward, et al.

ERIKA C. GLADDEN ERIC L. GLADDEN

Mount Rainier, MD 20712

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-07077

Notice is hereby given this 8th day of July, 2014 by the Circuit Court for

Prince George's County, Maryland

Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 3814 31st Street, Mount Rainier, MD 20712, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on before the 8th day of August 2014 pro-

the 8th day of August, 2014, pro-vided a copy of this NOTICE be in-

serted in some newspaper printed

in said County, once in each of three

successive weeks before the 8th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$269,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for

Prince George's County, Md.

(7-17,7-24,7-31)

True Copy—Test: Marilynn M. Bland, Clerk

113084

3814 31st Street

NOTICE

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

Rachel Hardy, Personal Representative for the Estate of Robert A. Hardy Julie A. Schejbal, Esquire 9000 Normal School Road Bowie, MD 20715

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-07848

Notice is hereby given this 8th day of July, 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 8th day of August, 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 8th day August, 2014. The Report of Sale states the

amount of the foreclosure sale price to be \$164,679.02. The property sold herein is known as 9000 Normal School Road, Bowie, MD 20715.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113091 (7-17, 7-24, 7-31)

NOTICE

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

Substitute Trustees, Plaintiffs v.

SEAN HARRIS 4116 31st Street Mount Rainier, MD 20712

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-14371

Notice is hereby given this 7th day of July, 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 4116 31st Street, Mount Rainier, MD 20712, 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 7th day of August, 2014, provided a copy of this NOTICE be in serted in some newspaper printed in said County, once in each of three successive weeks before the 7th day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$182,0000.00.

NOTICE

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

Substitute Trustees.

Plaintiffs v. LUNSFORD WILLIAMS AKA LUNSFORD ANTONIO WILLIAMS, JR. AKA LUNSFORD ANTONIO WILLIAMS JILL A. STURGE 6907 Dunnigan Drive Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-03975

Notice is hereby given this 9th day of July, 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 6907 Dunnigan Drive, Clinton, MD 20735, made and re-ported by the Substitute Trustee, RATIFIED AND CONbe FIRMED, unless cause to the con-trary thereof be shown on or before the 11th day of August, 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 11th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$200,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>1130</u>80 (7-17.7-24.7-31)

NOTICE

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

Substitute Trustees

Plaintiffs v. SHERRY R. BLAYLOCK 1928 Village Green Drive Unit #G-172

Hyattsville, MD 20785 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-07152

Notice is hereby given this 8th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 1928 Village Green Drive, Unit #G-172, Hyattsville, MD 20785, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the conternet the substing of the substing. the contrary thereof be shown on or before the 8th day of August, 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 8th day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$173,000.00.

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers

NOTICE

Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs

Socorro Talavera Vidanes Socorro Vidanes 9605 Fort Foote Road Fort Washington, MD 20744

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-24943

Notice is hereby given this 8th day of July, 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 8th day of August, 2014, provided a copy of this notice be published in a newspaper of general circulation in newspaper of general circulation in Prince George's County, once in each of three successive weeks be-fore the 8th day August, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$380,917.94. The property sold herein is known as 9605 Fort Foote Road, Fort Washington, MD 20744.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113090</u> (7-17,7-24,7-31)

NOTICE

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

Substitute Trustees, Plaintiffs DUNG NGUYEN

1822 Metzerott Road, Unit # Unit A-6 Hyattsville, MD 20783

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-09404

Notice is hereby given this 17th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1822 Metzerott Road, Unit # Unit A-6, Hyattsville, MD 20783 made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive fore the 18th gust, 2014. The report states the purchase price at the Foreclosure sale to be \$133.000.00.

NOTICE

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

Plaintiffs ALFREDA KELLY 6910 Berkshire Drive Camp Springs ARTA Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-07872

Notice is hereby given this 8th day of July, 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 6910 Berkshire Drive, Camp Springs ARTA Temple Hills, MD 20748, 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 8th day of August, 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 8th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$148,000.00.

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

<u>113081</u> (7-17,7-24,7-31)

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

NOTICE

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

JUNE A. MILLS 5215 59th Avenue Riverdale, MD 20737

Defendant(s)

Substitute Trustees, Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-08216

Notice is hereby given this 16th day of July, 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 5215 59th Avenue, Riverdale, MD 20737 made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 18th day of August 2014, prothe 18th day of August, 2014, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014. The report states the purchase

NOTICE

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

Substitute Trustees, Plaintiffs

JOHN GILBERT ROBINSON JR AKA JOHN G. ROBINSON, JŔ. JANIĆE O'GRETA ROBINSÓN AKA JANIĆE O. ROBINSON 7110 Giddings Drive Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-22868

Notice is hereby given this 10th day of July, 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 7110 Giddings 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 11th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 11th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$150,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk 113078 (7-17, 7-24, 7-31)

NOTICE

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

> Substitute Trustees, Plaintiffs

HELEN J. BLAKEY 1404 Waterford Drive District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-09365

Notice is hereby given this 16th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1404 Waterford Drive, District Heights, MD 20747, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014.

The report states the purchase brice at the Foreclosure sale to be \$210,000.00.

Substitute Trustees, Plaintiffs

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-09448

Notice is hereby given this 17th day of July, 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 14306 Granpere

Road, Brandywine, MD 20613, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

the contrary thereof be shown on or before the 18th day of August, 2014,

provided a copy of this NOTICE be

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

successive weeks before the 18th

Defendant(s)

EDWARD J. GARNETT GLADYS W. GARNETT 14306 Granpere Road Brandywine, MD 20613

Carrie M. Ward, et al.

V.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (7-17, 7-24, 7-31)113077

NOTICE

Carrie M. Ward, et al.

PHILLISTINE MERRIETT

4207 Apple Cider Court Suitland, MD 20746

v.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113083 (7-17,7-24,7-31)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (7-24,7-31,8-7) <u>113174</u>

NOTICE

day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$158,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113175</u> (7-24,7-31,8-7)

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees

Plaintiffs

Defendant(s)

v.

Carrie M. Ward, et al.

FLORENCE IFEOZO

8611 Magnolia Street Laurel, MD 20707

price at the Foreclosure sale to be \$180,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113176 (7-24,7-31,8-7)

NOTICE

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

> Substitute Trustees Plaintiffs

GREGORY L. BUSH 4301 Urn Street Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00479

Notice is hereby given this 17th day of July, 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 4301 Urn Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of August, 2014, fore the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three unconstitution unclube before the 19th successive weeks before the 18th

day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$100,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Marilynn M. Bland, Clerk <u>113195</u> (7-24,7-31,8-7)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113177</u> (7-24,7-31,8-7)

NOTICE

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

> Substitute Trustees, Plaintiffs

VICTORIA L. TAYLOR 534 Garrett A. Morgan Boulevard Landover, MD 20785

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04314

Notice is hereby given this 17th day of July, 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 534 Garrett A. Morgan Boulevard, Landover, MD 20785, 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 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014.

The report states the purchase price at the Foreclosure 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 113196 (7-24,7-31,8-7)

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

> CHARLES W. MILES 4319 Southern Avenue

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-08017

Notice is hereby given this 16th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4207 Apple Cider Court, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th

day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$182,000.00.

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

<u>113178</u> (7-24,7-31,8-7)

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

NOTICE

Capitol Heights, MD 20743

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-08175

Notice is hereby given this 16th day of July, 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 4319 Southern 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 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 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 113179 (7-24,7-31,8-7)

Substitute Trustees,

NATHANIAL CHARLES 110 Chartsey Street Upper Marlboro, MD 20774

Defendant(s)

Plaintiffs

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-08128

Notice is hereby given this 16th day of July, 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 110 Chartsey Street, Upper Marlboro, MD 20774, made and reported by the Substi-tute Trustee, will be RATIFIED tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$246.000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Marilynn M. Bland, Clerk 113180 (7-24,7-31,8-7)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35621

Notice is hereby given this 17th day of July, 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 8611 Magnolia Street, 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 18th day of August, 2014, pro-vided a copy of this NOTICE be in-serted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$245,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113194</u> (7-24,7-31,8-7)

Κ e n a e e р r e 0 a e V S e \mathbf{V} h e С G n e e S g S 0 0 9 3 a l

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

Defendant(s)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: MARK ANTHONY BLOCKER AKA MARK BLOCKER

Estate No.: 97141

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Pe tition has been filed by JAMES H BYNUM for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20772 on September 3, 2014 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

113210 (7-24,7-31)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 08/11/2014. 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#6991B, 1981 CARVER 28'4" BOAT

MD#6329AG JOY POINT MARINA 45354 JOY POINT LN CALIFORNIA

LOT#7236, 2007 GMC YUKON VIN# 1GKFK13087R133993 U-STORE, OXON HILL 6120 LIVINGSTON RD OXON HILL

LOT#7239, 1996 GMC 1500 VIN# 1GTEC14W3TZ532506 SHORELINE AUTOMOTIVE 29545 CHILCUTT RD

PA#4619CF TRITON MARINA SERVICES, LLC 285 PLUM POINT RD ELKTON

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

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

(7-24,7-31) 113271

NOTICE

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

Frances D. Chichester and Darnell E. Wood Defendants

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

CIVIL NO. CAEF 13-33668

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1005 Kings Heather Drive, Mitchellville, Maryland 20721 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 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next

The report states the amount of sale to be \$272,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk

113269 (7-24,7-31,8-7)

NOTICE

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

VS.

Radamase A Cabrera Defendant

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

CIVIL NO. CAEF 13-27231

ORDERED, this 17th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9708 Hale Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 2014, next, provided a copy of this Notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 18th day of August, 2014, The report states the amount of sale to be \$178,223.12.

NOTICE

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

Substitute Trustees, Plaintiffs HARVEY K. FITZGERALD ALICE B. FITZGERALD

7004 Central Avenue Capitol Heights, MD 20743

v.

Defendant(s)

LEGALS

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30101

Notice is hereby given this 17th day of July, 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 7004 Central 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 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$100,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113202 (7-24.7-31.8-7)

NOTICE

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

Substitute Trustees, Plaintiffs

GUY COLSTON CATHY COLSTON 9020 Saint Andrews Place College Park, MD 20740

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30301

Notice is hereby given this 17th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9020 Saint Andrews Place, College Park, MD 20740, 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 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$446,000.00.

NOTICE

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

Substitute Trustees Plaintiffs

PAULETTE Y. WILLIAMS LARISSA C. WILLIAMS 12502 Hillantrae Drive Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-35583

Notice is hereby given this 17th day of July, 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 12502 Hillantrae Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed inserted in some newspaper printed in said County, once in each of three and county, once in reaction intee successive weeks before the 18th day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$359,000.00.

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

113203 (7-24,7-31,8-7)

NOTICE

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

vs.

Clifton D Jones and Joan K Watson-Leonard aka Joan K Watson-Jones Defendants

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

CIVIL NO. CAEF 13-32126

ORDERED, this 17th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1101 Wood Duck Court, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof unless cause to the contrary thereof be shown on or before the 18th day of August, 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 18th day of August, 2014, next. The report states the amount of

next. The report states the amount of sale to be \$218,578.50. Marilynn M. Bland

<u>113200</u>

Marilynn M. Bland

NOTICE

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

Substitute Trustees, Plaintiffs MARGARET FONJU

6615 Greenvale Parkway Hyattsville, MD 20784

Defendant(s)

LEGALS

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05546

Notice is hereby given this 17th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 6615 Greenvale Parkway, Hyattsville, MD 20784, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th

day of August, 2014. The report states the purchase price at the Foreclosure sale to be 344,846.70.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113204</u> (7-24,7-31,8-7)

NOTICE

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 13-36227

ORDERED, this 17th day of July,

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

Maryland, that the sale of the prop-

erty at 12206 Raritan Lane, Bowie, Maryland 20715 mentioned in these

proceedings, made and reported by Laura H. G. O'Sullivan, et al., Sub-stitute Trustees, be ratified and con-

firmed, unless cause to the contrary

thereof be shown on or before the 18th day of August, 2014, next, pro-

vided a copy of this Notice be in-

serted in some newspaper published in said County once in

each of three successive weeks be

fore the 18th day of August, 2014,

Plaintiffs

Defendants

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

Cheryl Ann Ndunguru and

John Crescent Ndunguru

Substitute Trustees

vs.

NOTICE

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

Substitute Trustees, Plaintiffs

KEVIN L. WHITED SHIRLEY M. WHITED 2566 Iverson Street Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05548

Notice is hereby given this 17th day of July, 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 2566 Iverson 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 18th day of August 2014 before the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

successive weeks before the 18th day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$41,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113205 (7-24,7-31,8-7)

LEGALS

NOTICE

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

VS.

Caria R Gilchrist and Stanley Gilchrist

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. CAEF 13-37616

ORDERED, this 17th day of July,

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

Maryland, that the sale of the prop-

erty at 607 Cappy Avenue, 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 18th day of August,

2014, next, provided a copy of this

Notice be inserted in some newspa-per published in said County once

in each of three successive weeks

before the 18th day of August, 2014,

Marilynn M. Bland

The report states the amount of

EASTON

LOT#7240, 1961 CHEVROLET IM-PALA VIN# 11837A185899 WALDORF BODY & FENDER 2590 OLD WASHINGTON RD WALDORF

LOT#7241, 1995 TOYOTA AVALON VIN# 4T1GB11E4SU058662 PEDLAR'S AUTOBODY 9611 LANHAM SEVERN RD SEABROOK

LOT#7242, 2009 CHEVROLET TRAVERSE VIN# 1GNER13D09S109308 COMPLETE CAR CARE 19914 LEITERSBURG PIKE HAGERSTOWN

LOT#7243, 2004 TOYOTA MATRIX VIN# 2T1KR32E94C213372 SISH AUTO SERVICE 5220 FAIRLAWN AVE BALTIMORE

LOT#7244, 2005 NISSAN FRONTIER VIN# 1N6AD06W65C438562 SISH AUTO SERVICE 5220 FAIRLAWNAVE BALTIMORE

LOT#7247, 2004 PONTIAC GRAND PRIX VIN# 2G2WS522541179764 QUALITY AUTO CARE & BODY SHOP 8537 PINEY BRANCH RD SILVER SPRING

LOT#7248, 2008 CHRYSLER PACI-FICA VIN# 2A8GM48L98R640260 ELITE EUROPEAN MOTORS 8513 WALKER MILL RD CAPITOL HEIGHTS

LOT#7301, 2006 YAMAHA 700R VIN# JY4AM07Y86C020166 FREESTATE CYCLE 6413 OLD ALEXANDRIA FERRY RD CLINTON

LOT#7302, 2003 FORD EXPEDITION VIN# 1FMFU18L83LC43380 DAVE'S TRANSMISSION 944 DULIN CLARK RD CENTREVILLE

LOT#7303B, 2000 SEA RAY 21'

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

<u>113207</u> (7-24,7-31,8-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY DANTES M DOYLE

Notice is given that William M. Doyle whose address is 1745 Q Street, NW, Apt C, Washington, DC 20009 and Susan M. Gustavsson whose address is 16105 Kenny Road, Laurel, MD 20707 was on July 7, 2014 appointed co-personal rep-resentatives of the estate of Mary Dantes M Doyle who died on June 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 co-personal repre-sentatives or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of Jan-uary, 2015.

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Regis-ter of Wills with a copy to the undersigned on or before the earlier of the delawing dates:

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

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

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

WILLIAM M. DOYLE SUSAN M. GUSTAVSSON Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 Main Street 4th Floor UPPER MARLBORO, MD 20773 Estate No. 97136 113209 (7-24, 7-31, 8-7)

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

True Copy—Test: Marilynn M. Bland, Clerk 113201 (7-24.7-31.8-7)

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

sale to be \$295,241.20.

(7-24,7-31,8-7)

LEGALS

<u>113198</u>

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

224 MANNING ROAD EAST ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Richard E Dephillip, dated March 27, 2008, and recorded in Liber 29529 at folio 301 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 19, 2014

AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assothereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Purpurchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-25587)

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

113264

(7-31, 8-7, 8-14)113287

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

(7-24,7-31,8-7)

Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk

sale to be \$93,500.00.

<u>113199</u> (7-24,7-31,8-7)

BID NO. DER-2014-0006

NOTICE TO CONTRACTORS

next.

LAUREL LAKES DREDGING PROJECT

If awarded this contract, the above named firm agrees to comply with the following Minority Business Enterprise (MBE) obligations:

ATTENTION: This bid requires (30%) Mandatory MBE subcontracting participation and (10%) Mandatory County-based business participation that have current certification with the Prince George's County Supplier Development and Diversity Division formerly known as Minority Business Enterprise/Minority Business Development Division in accordance with the "General Conditions and and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise and Women Business Enterprise must have a current Certification with the Prince George's County MBE Program.

Prince George's County Government requires the services of a respon-sive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of Laurel Lakes Dredging Project in Prince George's County. Sealed bids will be received by the Department of the Environment, Organizational Management, Attn: Ms. Michelle Russell, 1801 McCormick Drive, Suite 500 Largo, Maryland 20774, until **10:00 A.M.** local prevailing time, **Wednesday**, September 03, 2014 and then at said office publicly opened and read

The Invitation for Bid may be examined at the following locations on or after July 31, 2014

McGraw-Hill Dodge Reports: Mary Ann Duke, 8501 LaSalle Rd. #204, Towson, MD 21286. Tel: 410.821.8046; Fax: 821.770.0090 Construction Data Corporation: Cristian Durham, 111 Corning Road, Suite 140, Cary, North Carolina 27511. Tel: 888.232.2850; Fax: 888.232.2856 Reed Construction Data: 30 Technology Parkway South, Suite 500, Norcross, GA. 30092. Tel: 1.800.836.0540; Fax: 1.800.250.7916

The project includes, but is not limited to, construction stakeout, excavation and grading, stormdrain pipe installation, stormdrain structures, debris removal, roadway pavement patch, milling and overlay, installation of sediment and erosion control devices, associated site improvements and all associated appurtenances and incidentals.

Special Note to Contractor: It is contractor's responsibility to take the ownership of the dredged material and need to provide a disposal site location with a current E&S permit to the County and USACE, forty five (45) days prior to starting construction.

Bid documents may be reviewed and/or obtained on or after Thursday, July 31, 2014 at the Capital Projects Section, Department of Environmental Resources, 1801 McCormick Drive, Suite 500, Largo, Maryland 20774, contact: Ms. Joanna Smith at 301.883.5991. A non-refundable fee of (forty dollars) \$40 will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for Friday, August 15, 2014 at 10:00 a.m., at the Capital Projects Team, 1801 McCormick Drive, Suite 500 Largo, Maryland 20774.

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

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

12436 PERSIMMON RD. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated May 4, 2007 and recorded in Liber 27998, Folio 53 and re-recorded in Liber 29532, Folio 241 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$173,349.65 and an original interest rate of 3.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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" conation and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sae, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 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 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

515 70TH ST. CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 24, 2005 and recorded in Liber 34760, Folio 221 among the Land Records of Prince George's Co., MD, with an original principal balance of \$135,000.00 and an original interest rate of 8.125% 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

AUGUST 5, 2014 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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 programmer rejected or noid 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 prop-erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said reseale even 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 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 UP-COMING SALES

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

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

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

<u>113036</u>

(7-17,7-24,7-31)

NOTICE OF PUBLIC HEARING

(7-17,7-24,7-31)

THE PRINCE GEORGE'S COUNTY COUNCIL,

LEGALS

http://www.pgplanning.org/CPRP-TDDP.htm and a limited number of copies will be available at no cost at the following locations by Friday, August 1, 2014:

The Maryland-National Capital Park and Planning Commission Planning Information Services, Lower Level County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 Phone: 301-952-3208

College Park City Hall 4500 Knox Road College Park, MD 20740 Office of the Clerk of the County Council Council County Administration Second Floor 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

Riverdale Park Town Hall 5008 Queensbury Road Riverdale Park, MD 20737 (8:30 a.m. – 5:00 p.m.)

IMPORTANT NOTICE TO RESIDENTS, BUSINESS AND PROPERTY **OWNERS**:

This public hearing is important to persons owning land in the area, because the Transit District Development Plan establishes policies that will help define the type, amount, character, and location of future development. Approval of a new Transit District Development Plan and included Transit District Overlay Zoning Map Amendment could result in the rezoning of property, which could then affect property values and tax liability.

- Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Persons desiring to speak may register in advance or fill out a registration card available at the hearing.
- Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. E-mails or faxes will not be considered unless followed by an original mailed to the Clerk of the Council at the address indicated below.
- The record of public hearing testimony will close on Wednesday, September 17, 2014, at the close of business. Written comments may be submitted to: Office of the Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772. **However, if you intend** to request or support a zone intensification for your property, you must file the required affidavit by the August 15, 2014 due date.

TO REGISTER TO SPEAK IN ADVANCE OF THE HEARING. CONTACT THE CLERK OF THE COUNTY COUNCIL'S OFFICE AT 301-952-3600.

For further information, please contact Chad Williams, Project Manager, M-NCPPC, Community Planning Division, at 301-952-3171 or e-mail chad.williams@ppd.mncppc.org. Visit the project website at: www.pgplanning.org/CPRP-TDDP.htm

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

ATTEST: Redis C. Floyd

Clerk of the Council

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BWW LAW GROUP, LLC Executive Boulevard, Suite

<u>113035</u>

Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

404 BRIGHTSEAT RD. LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated May 27, 2005 and recorded in Liber 25548, Folio 545 among the Land Records of Prince George's Co., MD, with an original principal balance of \$387,000.00 and an original interest rate of 1.63% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole If any such event, this sale shall be that and void, and the furthaser's 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 prop-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 curplus results from suit for the terms of terms of the terms of the terms of the terms of the terms of terms of terms of the terms of t 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 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

113241

SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND,

HEREBY GIVES NOTICE OF A PUBLIC HEARING CONCERNING THE ADOPTED COLLEGE PARK-RIVERDALE PARK TRANSIT DISTRICT DEVELOPMENT PLAN

Pursuant to provisions of the Land Use Article of the Annotated Code of Maryland and the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council hereby gives notice of a public hearing to receive testimony regarding the Adopted College Park-Riverdale Park Transit District Development Plan.

The College Park - Riverdale Park Transit District area is composed of approximately 293 acres of land in the northwestern portion of Prince George's County along and east of the Washington Metropolitan Area Transit Authority's METRO Green Line. The College Park/U of MD Metro Station is the first inbound station from the northern Green Line terminus at Greenbelt and serves the University of Maryland, College Park campus, which is the largest university in the Washington Metropolitan Region. Land within the transit district area is classified in the M-X-T (Mixed Use - Transportation Oriented), I-3 (Planned Industrial/Employment Park), R-R (Rural Residential), O-S (Open Space), and R-O-S (Reserved Open Space) Zones. The transit district includes the College Park/U of MD Metro Green Line station and a MARC station, and is the site of 2 of 11 proposed Purple Line stations within Prince George's County, Maryland (College Park/U of MD, and M Square). This process also includes a Transit District Overlay Zoning Map Amendment that will rezone property to ensure compatibility with the recommendations of the adopted Transit District Development Plan.

PUBLIC HEARING DATE/TIME:

Tuesday, September 16, 2014 7:00 p.m.

Doors will open at 6:00 pm for participants to view exhibits. Planning staff will be available to answer questions until 7:00 p.m.

PUBLIC HEARING LOCATION:

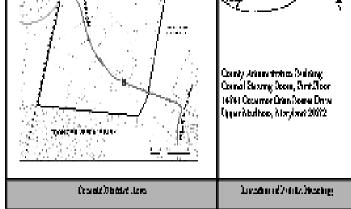
Council Hearing Room First Floor, County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

This public hearing is part of a process leading to the approval of a new Transit District Development Plan that will amend the portions of the 1989/1990 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and the 1994 Approved Master Plan and Sectional Map Amendment for Planning Area 68 located within the transit district boundaries. Upon approval by the District Council, the Transit District Development Plan will also implement and amend the 2014 Plan Prince George's 2035 Approved General Plan. The purpose of the public hearing is to give all interested persons the opportunity to express their views concerning the Adopted Transit District Development Plan and associated Transit District Overlay Zoning Map Amendment.

If you intend to participate in the planning process by providing in-person testimony at the public hearing, filing a statement in the official record, or submitting other similar communication to a member of the District Council, and your intention is to request or support intensifying the zone or land use classification applicable to your property, you must complete and return an affidavit in accordance with Maryland Annotated Code, State Government Article §15-829 through 15-835, prior to the close of business on August 15, 2014. Failure to timely file an affidavit(s) may delay or prohibit consideration of your zoning or land use request. Affidavit forms are available online at:

http://ethics.gov.state.md.us/pages/local%20government.htm

The Adopted Transit District Development Plan can be viewed online at (7-31,8-7,8-14) 113294



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ADVERTISEMENT

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Propo <u>Number</u>	sal <u>Description</u>	Bid Opening/ Closing <u>Date & Time</u>	Plan/Spec. Deposit/Cost
S14-012	Insurance Broker Services	Pre-Proposal Conference: 8/7/14 @10:00 a.m. Proposal Closing: 8/28/14 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/proposal solicitations call the Bid Hotline (301) 883-6128.

> -By Authority Of-Rushern L. Baker, III County Executive

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

14809 LONDON LANE **BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from Phillip W. Franks and Victoria L. Franks, dated September 9, 2009, and recorded in Liber 31257 at folio 363 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014 AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-30920</u>)

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

113131

(7-24,7-31,8-7)

113277

dwelling



CALL 301.627.0900

email brendapgp@gmail.com

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

LEGALS

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

3603 BARRY DRIVE **TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Karen L Mouton, dated February 28, 2007, and recorded in Liber 27380 at folio 408 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014

AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the date of safe. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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 shall be appreciated by the situation. by the function of the deposit, the sale shall be volu and on effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-34773)

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

(7-31,8-7,8-14) <u>113133</u>

(7-24,7-31,8-7)

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LEGALS

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

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

LEGALS

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

LEGALS

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800

Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

9803 OLD ALLENTOWN ROAD

FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Vivian E McClurkin, dated January 25, 2008, and recorded in Liber 29321 at folio 460 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon

allong the Latu Records of TRINCE GEORGE'S COUNT?, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 19, 2014

AT 9:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS

THEREON situated in Prince George's County Co., Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a

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

restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

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

such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer

is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.

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

is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such

amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-

thereafter by the purchaser. Condominum fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-

purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-12217</u>)

Towson, Maryland 21204

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

10018 HARBOR AVENUE GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Darrell C. Dickey and Pamela E. Dickey, dated July 30, 2010 and recorded in Liber 32096, Folio 041, and re-recorded at Liber 32342, Folio 373 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,355.00, 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 AUGUST 12, 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

113114

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

(7-24,7-31,8-7) 113171 Towson, Maryland 21204

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

6900 MOUNTAIN LAKE PLACE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Dennis T. Briscoe and Deborah A. Briscoe, dated May 8, 2003 and recorded in Liber 17479, Folio 440 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$121,894.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., 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 AUGUST 12, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

(7-24, 7-31, 8-7)113172

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

5215 NEWTON STREET #T-3 BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from David A. Henriquez, dated June 28, 2006 and recorded in Liber 25723, Folio 701 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$115,200.00, 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 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 AUGUST 12, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratifi-cation of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the prop-erty. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, rea-sonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to prote one of the period. 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

(7-24.7-31.8-7)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1706 DANIA DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 26, 2007 and recorded in Liber 27200, Folio 516 among the Land Records of Prince George's Co., MD, with an original principal balance of \$241,600.00 and an original interest rate of 9.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:32 AM

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

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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 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 prop-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

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

15600 E. LETCHER RD. A/R/T/A 15520 LETCHER RD. EAST BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated September 4, 2007 and recorded in Liber 28565, Folio 131 among the Land Records of Prince George's Co., MD, with an original principal balance of \$384,000.00 and an original interest rate of 4.00% 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

AUGUST 12, 2014 AT 11:00 AM

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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

(7-24, 7-31, 8-7)

113135

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

11342 CHERRY HILL RD., UNIT # 204 BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated January 5, 2005 and recorded in Liber 21504, Folio 80 among the Land Records of Prince George's Co., MD, with an original principal balance of \$207,000.00 and an original interest rate of 1.63% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 described as Unit No. II E 204 in a Plan of Condominium Subdivision styled "Plat and Plan of Condominium Subdivision-Maryland Farms Condominium - Phase II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the laxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 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 sub-ject 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 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 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 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

(7-24.7-31.8-7)

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(7-31,8-7,8-14) 113169

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

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

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

BWW LAW GROUP, LLC

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1276 PALMER RD., UNIT #89 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 26807, Folio 409 among the Land Records of Prince George's Co., MD, with an original principal balance of \$165,000.00 and an original interest rate of 9.2% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 2014 AT 11:02 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit number eighty-nine (89), in the "Pinewood Hill Condominium, Sec-tion Two" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole If any such event, this sale shall be that and void, and the furthaser's 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 prop-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 curplus results from suit for the terms of terms of the terms of the terms of the terms of the terms of terms of terms of the terms of t 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 UP-COMING SALES

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6543 RONALD RD. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 11, 2007 and recorded in Liber 28882, Folio 95 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 7.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 follows: Lot Numbered Twenty-Six (26) in The Subdivision known As "Addison Station Townhomes", As Per Plat Recorded in Plat Book NLP 156 At Plat Numbered 39 Among The Land Records Of Prince Georges County, Maryland, Being in The 18th Election District of Said County.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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.¹ 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 UP-COMING SALES

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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 (Duval Wing entrance, located on Main St.), on

AUGUST 12, 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 \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 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

(7-24,7-31,8-7) 113137 (7-24,7-31,8-7) 113138 (7-24,7-31,8-7)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4729 SUMMERTIME DRIVE OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Nadiyah Ba'th, dated August 2, 2006, and recorded in Liber 26133 at folio 564 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 5, 2014

AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 10% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and on on effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-39794</u>)

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

113068

(7-17,7-24,7-31)

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10520 VISTA GARDENS DRIVE BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Curtis G Onley Jr and Miranda T Shephard, dated July 7, 2008, and recorded in Liber 29887 at folio 499 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10909 PHILLIPS DRIVE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Stephen E. Stewart, dated October 15, 2009, and recorded in Liber 31095 at folio 630 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014 AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-24822</u>)

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

113122

(7-24,7-31,8-7)

113123

(/-24,/-

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

14312 MARLBOROUGH LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Zollie Reuben Ford IV aka Zollie Rubin Ford IV aka Zollie R. Ford IV, dated June 20, 2008, and recorded in Liber 29820 at folio 365 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

IMPROVED REAL ESTATE

3620 TYROL DRIVE GLENARDEN, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Selena C Jones, dated March 10, 2008, and recorded in Liber 29527 at folio 189 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014

AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 reclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-15363</u>)

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

(7-24,7-31,8-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10402 ANGORA DRIVE CHELTENHAM, MARYLAND 20623

By virtue of the power and authority contained in a Deed of Trust from Chester J Maddox Jr and Monisha L Smith NKA Monisha L Maddox, dated February 1, 2008, and recorded in Liber 29360 at folio 451 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772,

AUGUST 19, 2014

AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominum fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees. Purchaser shall be responsible for the refund of the deposit to the purchaser. When the rustees 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. Turctaser shall be responsible for othe and of no effect, and the purchaser shall be responsible for burding physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2

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

113276

<u>(7-31,8-7,8-14)</u> <u>113124</u>

AUGUST 12, 2014 AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30925)

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

(7-24,7-31,8-7)

113275

AUGUST 19, 2014

AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-09736)

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

(7-31,8-7,8-14)

THE PRINCE GEORGE'S POST NEWSPAPER YOUR NEWSPAPER OF LEGAL RECORD CALL: 301-627-0900 FAX: 301-627-6260

NOTICE

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

LUCIANA CECILIA TYREE

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-02582

Notice is hereby given this 21st day of July, 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 905 Vauxhall Road, Landover, MD 20785 made

and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the

contrary thereof be shown on or be-

fore the 21st day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed

in said County, once in each of three

successive weeks before the 21st

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

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Louis Matthews Jr. whose address is 10131

Guilford Road, Jessup, MD 20794 was on July 24, 2014 appointed per-

sonal representative of the estate of

Barbara L Matthews who died on

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills

on or before the 24th day of January,

Any person having a claim against

the decedent must present the claim

to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of

the following dates: (1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992,

nine months from the date of the

(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

decedent's death; or

June 19, 2014 without a will.

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA L MATTHEWS

(7-31,8-7,8-14)

True Copy—Test: Marilynn M. Bland, Clerk

day of August, 2014.

\$305,000.00.

113228

2015.

905 Vauxhall Road Landover, MD 20785

Substitute Trustees

Plaintiffs

Defendant(s)

LEGALS

NOTICE

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

> Substitute Trustees. Plaintiffs

v. LORRAINE L. SIMMONS 1270 Patriot Lane Bowie, MD 20716-1878

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-27092

Notice is hereby given this 21st day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1270 Patriot Lane, Bowie, MD 20716-1878 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$113,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (7-31, 8-7, 8-14)<u>113213</u>

NOTICE

4520 East West Highway, Suite 200

SHALAMAR MUHAMMAD

5204 Maries Retreat Drive,

Carrie M. Ward, et al.

Bethesda, MD 20814

v.

Unit #134

Bowie, MD 20720

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

Plaintiffs v. WAYNE C.W. YOUNG 6010 Wesson Drive Suitland, MD 20746

NOTICE

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04318

Notice is hereby given this 21st day of July, 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 6010 Wesson Drive, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$251,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113224</u> (7-31,8-7,8-14)

LEGALS

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

> Substitute Trustees Plaintiffs

TERESA PEOPLES 905 Balboa Avenue Capitol Heights, MD 20743

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05632

Notice is hereby given this 21st day of July, 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 905 Balboa Av-enue, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$118,400.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113225

NOTICE

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

(7-31,8-7,8-14) <u>113227</u>

> 600 Baltimore Avenue, Suite 208 Substitute Trustees

Halimah Whitby, a/k/a Halimah Neal 7700 Arehart Drive, Unit 1202 Hyattsville, MD 20784

Notice is hereby given this 28th day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property men tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 28th day of August, 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 succes-sive weeks before the 28th day August, 2014.

to be \$88,854.54. The property sold herein is known as 7700 Arehart herein is known as 7700 Arehart Drive, Unit 1202, Hyattsville, MD 20784.

MARILYNN M. BLAND

LEGALS

v.

NOTICE

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

> Substitute Trustees Plaintiffs

LORRAINE BABER 6608 Greenland Street Riverdale, MD 20737

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04320

Notice is hereby given this 22nd day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6608 Greenland Street, 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 22nd day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$120,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk (7-31, 8-7, 8-14)<u>113281</u>

LEGALS

NOTICE

IN THE MATTER OF: Willanesia LaShayla Brown

FOR THE CHANGE OF NAME TO: Shayla Amilie Brown

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

Case No. CAE 14-16655

A Petition has been filed to change the name of Willanesia LaShayla Brown to Shayla Amilie Brown. The latest day by which an objection to the Petition may be filed is August 18, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 113299 (7-31)

NOTICE

IN THE MATTER OF: Anhie Julitzy Gonzalez Sanchez

FOR THE CHANGE OF NAME TO: Angie Julitzy Gonzales Sanchez

NOTICE

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

JAMES L. MILLER MICHELLE C. MILLER

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02585

Substitute Trustees,

Plaintiffs

Defendant(s)

Notice is hereby given this 21st day of July, 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 5204 Maries Retreat Drive, Unit #134, Bowie, MD 20720, 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 21st day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$247,000.00.

Substitute Trustees,

Plaintiffs

4813 Oglethorpe Street Riverdale, MD 20737-2003

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAÉ 13-02421

Notice is hereby given this 21st day of July, 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 4813 Oglethorpe Street, Riverdale, MD 20737-2003, 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 21st day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$131,500.00.

Substitute Trustees, Plaintiffs BRUCE I. BROWN

SANDRA T. BROWN 11204 Prospect Hill Road Glenn Dale, MD 20769

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05477

Notice is hereby given this 22nd day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11204 Prospect Hill Road, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 22nd day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of August, 2014. The report states the purchase

price at the Foreclosure sale to be \$500,000.00.

MARILYNN M. BLAND

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

(7-31,8-7,8-14)

True Copy—Test: Marilynn M. Bland, Clerk

113282

Bethesda, MD 20814 Substitute Trustees V.

JAYRECE E. TURNBULL 2206 Bermondsey Drive Bowie, MD 20721

LEGALS

Defendant(s)

NOTICE

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

Plaintiffs

v.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-09400

Notice is hereby given this 21st day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2206 Bermondsey Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, pro-vided a copy of this NOTICE be in-serted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$358,000.00.

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

(7-31,8-7,8-14)

True Copy—Test: Marilynn M. Bland, Clerk

NOTICE Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls

Towson, MD 21204 Plaintiffs v.

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-18999

The Report of Sale states the amount of the foreclosure sale price

lerk of the Circuit Court for

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113226 (7-31, 8-7, 8-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER JOSEPH KALIS

Notice is given that Bette A Kalis whose address is 12806 Monroe Avenue, Fort Washington, MD 20744 was on March 12, 2004 appointed personal representative of the small estate of Walter Joseph Kalis who died on February 6, 2003 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

BETTE A KALIS Personal Representative

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

Estate No. 67392

(7-31)

113307

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (7-31,8-7,8-14) 113279

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY BETH MCCUTCHEON AKA: MARY ELIZABETH MC-CUTCHEON

Notice is given that Gregory R Duross whose address is 1524 Caro-line Street NW, Washington, DC 20009 was on July 7, 2014 appointed estate of Mary Beth McCutcheon who died on October 8, 2013 with a will

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

GREGORY R. DUROSS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20772 Estate No. 95598 113308 (7-31)

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

TO ALL PERSONS INTERESTED

IN THE ESTATE OF MOANA MAXSON

Notice is given that Marcia Mayo whose address is P.O. Box 4722, Ar-lington, VA 22204 was on January 15, 2014 appointed personal repre-sentative of the small estate of Moana Maxson who died on December 8, 2013 without a will.

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

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

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

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

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

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

MARCIA MAYO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 95526 113310 (7-31)

Prince George's County, Md. True Copy-Test: Marilynn M. Bland, Clerk 113305 (7-31,8-7,8-14)

Carolyn W. Nazelrod, Esquire Law Offices Of Peter G. Angelos, A Professional Corporation 210 W. Pennsylvania Avenue, Suite 300 Towson, Maryland 21204

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN MICHAEL DELANEY

Notice is given that Lynda Delaney whose address is 9023 49th Avenue, College Park, Maryland 20740 was on July 11, 2014 ap-pointed personal representative of the small estate of John Michael De-laney who died on March 27, 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 within 30 days after the date of pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.

within that time, or any extension provided by law, is unenforceable thereafter.

LYNDA DELANEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 97169 113309 (7-31)

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.

LOUIS MATTHEWS IR. Personal Representative

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

Estate No. 97309 <u>113306</u> (7-31,8-7,8-14)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-18268

A Petition has been filed to change the name of (Minor Child) Anhie Julizy Gonzalez Sanchez to Angie Julitzy Gonzales Sanchez.

The latest day by which an objection to the Petition may be filed is August 18, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 113302 (7-31)

The Prince George's Post Call today! 301-627-0900

NOTICE

IN THE MATTER OF Zahra Jassim Al Igabi

FOR THE CHANGE OF NAME TO: Zahra Aligabi

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

Case No. CAE 14-16498

A Petition has been filed to change the name of (Minor Child) Zahra Jassim Al Igabi to Zahra Aligabi. The latest day by which an objection to the Petition may be filed is August 18, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland <u>113297</u> (7-31)

NOTICE

IN THE MATTER OF: Tomeick Michelle Branson

FOR THE CHANGE OF NAME TO: Tomeicka Michelle Branson

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

Case No. CAE 14-16465

A Petition has been filed to change the name of Tomeick Michelle Branson to Tomeicka Michelle Branson. The latest day by which an objec-tion to the Petition may be filed is August 18, 2014.

Marilvnn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 113296 (7-31)

NOTICE

IN THE MATTER OF: Fatmata YaMakapr Kargbo

FOR THE CHANGE OF NAME TO: Fatmata YaMakapr Sesay

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

Case No. CAE 14-16582

A Petition has been filed to change the name of Fatmata YaMakapr Kargbo to Fatmata YaMakapr Sesay. The latest day by which an objection to the Petition may be filed is August 18, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 113298 (7-31)

NOTICE

IN THE MATTER OF: Tangela Maria Barrow

FOR THE CHANGE OF NAME TO: Tangela Maria Fuller

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

Case No. CAE 14-19217

A Petition has been filed to change the name of Tangela Maria Barrow to Tangela Maria Fuller.

The latest day by which an objec-tion to the Petition may be filed is August 25, 2014.

Marilvnn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 113304 (7-31)

(2) Thirty days after the personal representative mails or otherwise

Any claim not served or filed

(1) Six months from the date of the

NOTICE TO UNKNOWN HEIRS

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

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

8585 SEASONS WAY 7B LANHAM SEABROOK, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Shaunte M Hines, dated February 27, 2006, and recorded in Liber 24669 at folio 491 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 12, 2014

AT 9:04 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciation dues, if any, shall be assumed by the purchaser from the date of sale. thereafter by the purchaser. Condominum fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-600735</u>)

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

113125

(7-24, 7-31, 8-7)

113126

LEGALS

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

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

11105 QUEENS WOOD TERRACE MITCHELLVILLE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Terri Elizabeth Ellsworth aka Terri Ellsworth and Andrew Martin Ellsworth aka Andrew Ellsworth, dated October 6, 2005, and recorded in Liber 23312 at folio 635 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014 AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 9.75% 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure including sanitary and/or metropolitan district amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assothereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-26567</u>)

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

12101 CASTLEWALL COURT BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Mon-ica Blackwell and Dion M Blackwell, dated April 29, 2005, and recorded in Liber 22255 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, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014

AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 curve the sale by the circuit curve the sale by the sale of the sale by the circuit curve the sale by the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assothereafter by the purchaser. Condominium fees and/or homeowners assothereafter by the purchaser. Condominium fees and/or homeowners asso-ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-20992</u>)

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

113127

(7-24, 7-31, 8-7)

(7-24,7-31,8-7)

LEGALS

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

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

2305 JOSEPH DRIVE

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

LEGALS

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

4208 LEISURE DRIVE

LEGALS

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

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

9038 HARDESTY DRIVE

301-490-3361

CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Laura B. Samuel, dated May 15, 2007, and recorded in Liber 28032 at folio 312 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on boro, Maryland 20772, on

AUGUST 12, 2014

AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 8.85% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for environment. is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso-ciption dues if any chall be accumed by the purchaser from the date of sale. ciation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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 chain acquire the Substitute Trustees. Purchaser purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42136)

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

113128

(7-24,7-31,8-7)

TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Wilma M Burgess, dated March 21, 1995, and recorded in Liber 10073 at folio 43 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014 AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be between the first 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners asso ciation 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 es-crow, if required. Cost of all documentary stamps, transfer taxes, and all setcrow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-38184</u>)

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

CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Theodore R Atcherson III aka Theodore R Atcherson, dated February 3, 2006, and recorded in Liber 24495 at folio 462 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 12, 2014

AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all setthe substitute Trustees and the second state of the substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23382)

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>113129</u>

(7-24,7-31,8-7) 113130

(7-24,7-31,8-7)

THE PRINCE GEORGE'S **POST NEWSPAPER** YOUR NEWSPAPER OF LEGAL RECORD CALL: 301-627-0900 FAX: 301-627-6260

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

5501 BRINKLEY RD. TEMPLE HILLS A/R/T/A CAMP SPRINGS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated January 5, 2004 and recorded in Liber 19340, Folio 345 among the Land Records of Prince George's Co., MD, with an original principal balance of \$68,000.00 and an original interest rate of 8.37500% 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

AUGUST 5, 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prorever, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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. Trust

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

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

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

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

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

5214 42ND PL. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated November 28, 2003 and recorded in Liber 25166, Folio 747 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$305,535.88 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

AUGUST 5, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser, thase and 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 reself the property. If Purchaser defaults under these thas and cost of the defaulting purchaser is subject to positiss hall be for

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

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

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

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7310 GREEN OAK TERR. I/R/T/A 7310 GREEN OAKS TERR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 13, 2006 and recorded in Liber 27105, Folio 218 among the Land Records of Prince George's Co., MD, with an original principal balance of \$265,200.00 and an original interest rate of 7.65% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. Truste

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

113040

(7-17,7-24,7-31) 113042

(7-17,7-24,7-31)

113045

BWW LAW GROUP, LLC 4520 East West Highway, Suite 20 **BWW LAW GROUP, LLC** 4520 East West Highway, Suite 20 **BWW LAW GROUP, LLC** 4520 East West Highway, Suite 20

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6109 LANDOVER RD. CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated March 17, 2006 and recorded in Liber 24836, Folio 662 among the Land Records of Prince George's Co., MD, with an original principal balance of \$311,200.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 defaul

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

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7009 SOURWOOD LA. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 27892, Folio 479 among the Land Records of Prince George's Co., MD, with an original principal balance of \$406,500.00 and an original interest rate of 2.89700% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 fis ost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale e

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

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15517 ORCHARD RUN DR. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 28590, Folio 450 among the Land Records of Prince George's Co., MD, with an original principal balance of \$560,000.00 and an original interest rate of 3.3750% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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 \$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 are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 file a motion to resell the property. If Purchaser defaults under these than by entitle do any such sore of the defaulting purchaser. Th

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

(7-17,7-24,7-31) 113043

(7-17,7-24,7-31) 113048

(7-17,7-24,7-31)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1407 SKIPJACK DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 22985, Folio 498 among the Land Records of Prince George's Co., MD, with an original principal balance of \$400,000.00 and an original interest rate of 6.125% 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

AUGUST 19, 2014 AT 11:30 AM

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

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

Terms of Sale: A deposit of \$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 additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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. Ing, but not imited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-orty at the side and cost of the adorty line are the set of the defaults of the defaults of the defaults of the side and the set of the default of the default of the default of the side and the set of the default o 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 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 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

(7-31,8-7,8-14)

<u>113051</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

8824 SAUNDERS LA. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated May 22, 2008 and recorded in Liber 29768, Folio 575 among the Land Records of Prince George's Co., MD, with an original principal balance of \$261,930.00 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

AUGUST 5, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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. FOR THE PURCHASER. Adjustment of current year's real property taxes 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 properity 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 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 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

(7-17,7-24,7-31)

113053

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

2159 VITTORIA CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated February 26, 2009 and recorded in Liber 30437, Folio 93 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 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

AUGUST 5, 2014 AT 11:34 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit 45, in Phase 6, pursuant to a condominium regime established by and shown on a plat entitled "Phase 6, The Village at Collington Condo-minium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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

(7-17,7-24,7-31)

<u>113242</u>

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

BWW LAW GROUP, LLC) East West Highway

`НК

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11402 LAURELWALK DR., UNIT #62 LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated November 29, 2007 and recorded in Liber 29292, Folio 627 among the Land Records of Prince George's Co., MD, with an original principal balance of \$198,000.00 and an original interest rate of 3.375% 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

AUGUST 5, 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 described as Unit 62, Cluster 8, in Applewalk Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject 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. 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 prop-erty at the rick and cost of the defaulting purchaser. terms, deposit shall be forfeited. The Sub. Irustees may then resell the prop-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 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 denosit without interest. deposit without interest.

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

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

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

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

Bethesda, MD 20814 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3407 ALLISON ST. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated November 17, 2006 and recorded in Liber 27752, Folio 480 among the Land Records of Prince George's Co., MD, with an original principal balance of \$225,800.00 and an original interest rate of 6,250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 5, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's 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 prop-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 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 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

PRINCE GEORGE'S POST YOUR NEWSPAPER OF LEGAL RECORD! CALL

301-627-6260

301-627-0900

FAX

(7-17, 7-24, 7-31)113052 (7-17,7-24,7-31)

Plaintiffs

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

KHEO N. BLOOM DUNG VO AKA DUNG V. VO 1624 Tucker Road Fort Washington, MD 20744

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-08090

Notice is hereby given this 16th day of July, 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 1624 Tucker Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$338,300.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (7-24.7-31.8-7)113181

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

CHARLES E. MOODY, II SHARI L. MOODY 6109 Summerhill Road Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-32119

Notice is hereby given this 14th day of July, 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 6109 Summerhill 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 14th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$238,000.00.

NOTICE

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

Substitute Trustees, Plaintiffs

GREGORY M. HARLEY 12103 Pheasant Run Drive Laurel, MD 20708

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-02584

Notice is hereby given this 16th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12103 Pheasant Run Drive, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of August, 2014, provided a copy of this NOTICE be nserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 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 <u>113182</u> (7-24,7-31,8-7)

NOTICE

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

> Substitute Trustees, Plaintiffs

(7-24,7-31,8-7)

IRA H. COAKLEY LISA COAKLEY AKA LISA F. COAKLEY 7730 Hanover Parkway, Unit #103

Greenbelt, MD 20770

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-05745

Notice is hereby given this 14th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7730 Hanover Parkway, Unit #103, 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 14th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$259,000.00.

v.

LEGALS

NOTICE

4520 East West Highway, Suite 200

Substitute Trustees,

Plaintiffs

Defendant(s)

Carrie M. Ward, et al.

Bethesda, MD 20814

MARY THOMAS

9401 Shield Drive

JAMES W. THOMAS AKA JAMES THOMAS

Upper Marlboro, MD 20772

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 14-04087

Notice is hereby given this 16th day of July, 2014 by the Circuit Court for Prince George's County,

Marvland, that the sale of the prop-

erty mentioned in these proceedings and described as 9401 Shield Drive, Upper Marlboro, MD 20772, made

and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the

contrary thereof be shown on or be-

fore the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed

in said County, once in each of three successive weeks before the 18th

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

day of August, 2014.

\$326,000.00.

<u>113183</u>

V.

NOTICE Carrie M. Ward, et al.

4520 East West Highway, Suite 200 Bethesda, MD 20814

> Substitute Trustees Plaintiffs

NATHANIEL R. BAKER VIRGINIA E. BAKER 2014 Lewisdale Drive Hyattsville, MD 20783

Defendant(s

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-08176

Notice is hereby given this 16th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings erty mentioned in these proceedings and described as 2014 Lewisdale Drive, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014. The report states the purchase

price at the Foreclosure sale to be \$180,000.00. MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test:

Marilynn M. Bland, Clerk 113184 (7-24,7-31,8-7)

LEGALS

NOTICE

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

> Substitute Trustees, Plaintiffs

v. BRIEN O. POLLARD 14104 Silver Teal Way Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-11507

Notice is hereby given this 14th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14104 Silver Teal Way, Upper Marlboro, MD 20774, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th

NOTICE

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

Substitute Trustees,

ADONNI ABANGE AKA ADONNI ABANGATARH ABANGE RACHEL ABANGE CHRISTINA EKOKO 10503 Campus Way South Upper Marlboro, MD 20774

Defendant(s) In the Circuit Court for Prince

George's County, Maryland Case No. CAE 13-06952

Notice is hereby given this 17th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10503 Campus Way South, 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 18th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$145,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (7-24,7-31,8-7) 113173

SECOND AMENDED ORDER OF PUBLICATION

BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff

SILVER HILL PROPERTIES, LLC F/K/A SILVER HILL WALK IN CLINIC, LLC

and

THE LAST SURVIVING MEMBER AND ASSIGNS OF SILVER HILL PROPERTIES, LLC F/K/A SILVER HILL WALK IN CLINIC, LLC

and JOSEPH DAVIS and

PATRICIA DAVIS

and

EMMA R. PRICE, TRUSTEE

and

SECURITY FINANCE GROUP,

on or before the 1st day of August, 2014, warning all persons interested in the said properties to be and appear in this Court by the 9th day of September, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this Property and vest-ing 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 113099 (7-17,7-24,7-31)

NOTICE

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

Joan P. Troublefield 2510 New Glen Avenue District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-09549

Notice is hereby given this 14th day of July, 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 14th day of August, 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 14th day August, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$84,000.00. The property sold herein is known as 2510 New Glen 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 113118 (7-24, 7-31, 8-7)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees Plaintiffs v. Erika Roberge, Personal Representative for the Estate of Serge L. Roberge 9003 Phyllis Drive Clinton, MD 20735 Defendant(s)

v. Plaintiffs

COURTNEY B. CEPHAS SUZANNE D. CEPHAS 14621 Brock Hall Drive Upper Marlboro, MD 20772

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-07131

Notice is hereby given this 8th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, Prince George's County, Maryland, that the sale of the property men-tioned in these proceedings and de-scribed as 14621 Brock Hall Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFURMED, unless cause to the CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of August, 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 8th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$250,000.00.

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

Defendant(s)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113107 (7-24,7-31,8-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOSEPHINE LINCOLN**

Notice is given that Brenda Lincoln Wolfrey whose address is 1632 Severn Run Court, Severn, MD 21144 and Timothy Allen Lincoln whose address is 715 Harrisburg Drive, Davidsonville, MD 21035 and Paul Michael Lincoln whose address is 7907 Lusbys Turn, Brandywine, MD 20613 was on July 3, 2014 appointed co-personal representatives of the estate of Josephine Lincoln who died on May 9, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of January, 2015.

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

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

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

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

BRENDA LINCOLN WOLFREY TIMOTHY ALLEN LINCOLN PAUL MICHAEL LINCOLN Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 97109 (7-24,7-31,8-7) 113208

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113082 (7-17,7-24,7-31)

NOTICE

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

Substitute Trustees, Plaintiffs

Alfred J. Szczerbicki, Personal Representative for the Es-tate of Flora M Dunn 4021 Ingraham Street Hyattsville, MD 20781

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-11743

Notice is hereby given this 21st day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, pro vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 21st day August, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$268,000.00. The property sold herein is known as 4021 Ingraham Street, Hyattsville, MD 20781.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113230 (7-31,8-7,8-14)

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113111 (7-24,7-31,8-7)

NOTICE

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

> Substitute Trustees, Plaintiffs

RICHARD CARY 5458 85th Avenue, Unit #T1 IRTA 5458 85th Avenue, Unit 5458 T-1, Hyatsville, MD 20784 Hyattsville, MD 20784

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04292

Notice is hereby given this 21st day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceed-ings and described as 5458 85th Avenue, Unit #T1, IRTA 5458 85th Avenue, Unit 5458 T-1, Hyatsville, MD 20784, Hvattsville, MD 20784, 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 21st day of August, 2014, provided a copy of this NO-TICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$39,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113223</u> (7-31,8-7,8-14)

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

day of August, 2014. The report states the purchase price at the Foreclosure sale to be \$230,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>113120</u> (7-24,7-31,8-7)

NOTICE

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

vs.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

CIVIL NO. CAE 12-36624

ORDERED, this 16th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, erty at 15701 Atlantis Drive, Bowie, Maryland 20716 mentioned in these stitute Trustees, be ratified and conthereof be shown on or before the 18th day of August, 2014, next, pro-vided a copy of this Notice be in-serted in some newspaper published in said County once in fore the 18th day of August, 2014,

Prince George's County, Md.

(7-24,7-31,8-7)

NOTICE IN THE MATTER OF:

Ava Therese Lindsay

FOR THE CHANGE OF NAME TO: Ava Theresa Lindsay

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-17544

A Petition has been filed to change the name of Ava Therese Lindsay to Ava Theresa Lindsay.

The latest day by which an objec-tion to the Petition may be filed is August 18, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 113301 (7-31)

and RICHARD L. SUGARMAN, TRUSTEE and SUGARMAN, **JUDITH** M. TRUSTEE and

RL BB ACQ III-MD SHP, LLC

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: 4900 Silver Hill Rd, Suitland, MD 20746 Account Number: 06 0575175 Description: Parcel E-1, 14,683.0000 Sq. Ft. & Imps Suitland- 1st Addn Assmt: \$446,800.00 Liber/Folio: 12283/578 Assessed To: Silver Hill Walk In Clinic, LLC n/k/a Silver Hill Properties LLC

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

CAE 13-35332

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following 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: 4900 Silver Hill Rd, Suitland, MD 20746 Account Number: 06 0575175 Description: Parcel E-1, 14,683.0000 Sq. Ft. & Imps Suitland- 1st Addn Assmt: \$446,800.00 Liber/Folio: 12283/578 Assessed To: Silver Hill Walk In Clinic, LLC n/k/a Silver Hill Properties 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 7th day of July, 2014, by the Circuit Court for Prince George's County ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-07026

Notice is hereby given this 14th day of July, 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 14th day of August, 2014, pro-vided 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 14th day August, 2014. The Report of Sale states the

amount of the foreclosure sale price to be \$272,884.87. The property sold herein is known as 9003 Phyllis Drive, Clinton, MD 20735.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test: Marilynn M. Bland, Clerk 113108 (7-24,7-31,8-7)

NOTICE

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

Carley E. Brown, Jr. Luciana D. Brown 12408 Winding Lane Bowie, MD 20715

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-07155

Notice is hereby given this 14th day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of August, 2014, pro vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succes-sive weeks before the 14th day Au-

gust, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$233,888.00. The property sold herein is known as 12408 Winding Lane, Bowie, MD 20715.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113117 (7-24,7-31,8-7)

next.

Marilynn M. Bland

True Copy—Test: Marilynn M. Bland, Clerk <u>113189</u>

Maryland, that the sale of the propproceedings, made and reported by Laura H. G. O'Sullivan, et al., Subfirmed, unless cause to the contrary each of three successive weeks be

The report states the amount of sale to be \$604,889.54.

Clerk of the Circuit Court for

Beverlie Burke Defendant

MARYLAND



Fax (301) 627-6260

* * * * *

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