

# Fax (301) 627-6260

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Your Newspaper 01 Legal Record

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

IMPROVED REAL ESTATE Improved by premises known as 1509 7th Street, Lanham, MD 20706

By virtue of the power and authority contained in a Deed of Trust from DOROTHY EPPERSON and WILLIE N. EPPERSON, dated December 19, 2006 and recorded in Liber 27875 at Folio 618 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

### FRIDAY, JANUARY 31, 2014

AT 3:00 P.M.

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

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF LANHAM, COUNTY OF PRINCE GEORGE'S, AND STATE OF MARYLAND, TO WIT:

LOT NUMBERED SIXTY-THREE (63), IN BLOCK NUMBERED EIGHT (8), IN THE SUBDIVISION KNOWN AS GLENARDEN HEIGHTS", AS PER PLAT RECORDED IN PLAT BOOK RNR 2 AT PLAT NO. 4, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. SAVING AND EXCEPTING THEREFROM 100 SQUARE FEET CONVEYED TO THE MAYOR AND COUNCIL OF THE TOWN OF GLENARDEN RECORDED IN LIBER 5175 AT FOLIO 258. SAID PROPERTY BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY SAID COUNTY.

### TAX ID #: 13-1565803

BY FEE SIMPLE DEED FROM TICOR MORTGAGE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS SET FORTH IN DEED BOOK 5284, PAGE 153 AND RECORDED ON 7/24/1980, PRINCE GEORGE'S COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFER-ENCED SOURCE.

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

TERMS OF SALE: A deposit of \$9,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.85% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

# LEGALS

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

### IMPROVED REAL ESTATE Improved by premises known as 3305 40TH PLACE, BRENTWOOD, MD 20722

By virtue of the power and authority contained in a Deed of Trust from THOMAS J. BOYKIN and EDDIE M. BOYKIN, dated December 17, 2004 and recorded in Liber 21219 at Folio 337 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

### FRIDAY, JANUARY 31, 2014

### AT 3:10 P.M.

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

LOTS NUMBERED (33), (34) AND (35) IN BLOCK NUMBERED (13) IN THE SUBDIVISION KNOWN AS "COLMAR MANOR," AS PER PLAT THEREOF RECORDED IN PLAT BOOK RHK 2 AT PLAT 37, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND.

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

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A FIRST DEED OF TRUST. THE PAYOFF AMOUNT OF THE FIRST WILL BE AN-NOUNCE AT THE SALE.\*\*

### \*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY **RIGHT OF REDEMPTION BY THE IRS\*\***

TERMS OF SALE: A deposit of \$7,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

# LEGALS

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

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

14314 Turner Wootton Parkway, Upper Marlboro, MD 20774

By virtue of the power and authority contained in a Deed of Trust from JAMES GAMBLE, JR., ROBYN GAMBLE and JANET MINOR, dated August 31, 2006 and recorded in Liber 26165 at Folio 286 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

### FRIDAY, JANUARY 31, 2014

### AT 3:20 P.M.

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

LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT ONE, OAK CREEK CLUB, DEER RUN" AS PER PLAT RECORDED AT PLAT BOOK REP 202 AT PLAT NO. 94, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 7TH ELECTION DISTRICT OF SAID COUNTY.

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

TERMS OF SALE: A deposit of \$35,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

McCabe, Weisberg & Conway, LLC

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

4013 Newton Street, Brentwood, Maryland 20722

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

FEBRUARY 4, 2014

AT 9:05 AM

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

# JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS RUTH Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

109854

(1-16,1-23,1-30)

Plaintiffs

# NOTICE

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

VS.

Marc A Williams and Angelique Williams Defendants

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

### CIVIL NO. CAEF 13-22291

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12300 Eugenes Prospect Drive, Bowie, Maryland 20720 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 13th day of February, 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 13th day of February, 2014 prot 2014. next.

The report states the amount of sale to be \$318,750.00.

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

110018

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

vs.

Adebola Babs Ibirogba and Adebola Babs 10110500 ... Aderonke Olusola Ibirogba Defendants

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

### CIVIL NO. CAEF 13-24858

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 5534 Karen Elaine Drive 1745, New Carrollton, Maryland 20784 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 13th day of February, 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 13th day of February, 2014, next.

The report states the amount of sale to be \$39,900.00.

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

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

Plaintiffs vs

Willie R. Wheeler

109856

Defendant

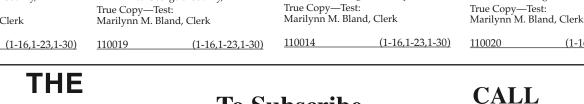
### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

### CIVIL NO. CAE 13-11553

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3011 Logan Street, District Heights, 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 13th day of February, 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 13th day of February, 2014, next.

The report states the amount of sale to be \$201,651.00.

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





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

(1-16,1-23,1-30)



# **LEGALS**

# NOTICE

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

Nicole D Aiken

IN THE CIRCUIT COURT FOR

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7911 18th Avenue, 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 13th day of February, 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 13th day of February, 2014, next.

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

(1-16,1-23,1-30)

Defendant PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 13-24958

The report states the amount of sale to be \$91,633.97.

Marilvnn M. Bland

Catherine Scott Patterson, dated November 1, 2004, and recorded in Liber 20647 at folio 582 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-

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

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

LOT 6 AND 7, IN BLOCK 8 IN SUBDIVISION KNOWN AS "SECTION 1, COLMAR MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK R.N.R 2 AT PLAT 37, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

109857

vs.

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3405 43RD AVENUE BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Yuri L. Cifuentes, dated January 26, 2006 and recorded in Liber 24512, Folio 103 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 11, 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of 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 110034 (1-23,1-30,2-6)

# 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

2139 NORTH ANVIL LANE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Peggy L. Middleton, dated December 17, 2003 and recorded in Liber 20744, Folio 227 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$90,000.00, 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 FEBRUARY 18, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, 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

(1-30,2-6,2-13)

<u>109858</u>

110223

# 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

### 3206 MOYLAN DRIVE BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Kathy-Ann Marchand, dated February 6, 2007 and recorded in Liber 27321, Folio 508 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$340,000.00, 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 FEBRUARY 4, 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 \$38,000.00 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 (1-16,1-23,1-30)

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

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

600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 8905 HOBART STREET UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Colleen Williams, dated July 27, 2006 and recorded in Liber 25726, Folio 673 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 11, 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 \$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 property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal reme-dies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable 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

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 4810 GUNTHER STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Gedra L. Butler, dated May 26, 2011 and recorded in Liber 32722, Folio 403 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$108,186.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 11, 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 \$11,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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(1-23,1-30,2-6) 110030

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 1506 BROOKE ROAD CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Jerome Xavier Lewis and Montressa Lewis, dated January 22, 2008 and recorded in Liber 29417, Folio 399 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRU-ARY 11, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 824 CENTRAL HILLS LANE

824 CENTRAL HILLS LANE HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Kimberly R. Pittmon and Lynn P. Pittmon, dated September 30, 2005 and recorded in Liber 23519, Folio 452 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an original interest rate of 3.000%, 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 FEBRU-ARY 18, 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 \$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 ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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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 510 69TH PLACE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Joyce M. Jackson, dated August 13, 2007 and recorded in Liber 28441, Folio 260 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 18, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com 5 (1-30,2-6,2-13)

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# NEWSPAPER

# CALL

301-627-0900

# FAX

# 301-627-6260

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

Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 4623 DEEPWOOD COURT #110D BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Sonja Henderson, dated September 5, 2006 and recorded in Liber 26244, Folio 426 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,000.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., 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 **FEBRUARY 18, 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 condominium 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 \$30,000.00 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

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### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 5422 QUESADA ROAD RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Rigoberto Lopez Garcia and Blanca E. Vivaldo, dated March 27, 2008 and recorded in Liber 29627, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, 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 FEBRU-ARY 18, 2014 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, 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

(1-30,2-6,2-13) 110212

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### Improved by premises known as

### 12854 Claxton Drive 5 H, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Deborah Lyles, dated April 17, 2007, and recorded in Liber 27906 at folio 009 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:03 AM

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

FAMILY UNIT NUMBERED 5H-A1 BEING UNIT LETTERED H IN BUILD-ING NO. 5 IN THE "ANDOVER HEIGHTS CONDOMINIUM II" AS ESTAB-LISHED PURSUANT TO A MASTER DEED MADE BY THE DUBLIN CONSTRUCTION COMPANY, INC. DATED AUGUST 1, 1969 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3752, FOLIO 194, ET SEQ AND PUR-SUANT TO THE MASTER PLAT ENTITLED" ANDOVER HEIGHTS CON-DOMINIUM II" DESCRIBED IN SAID MASTER DEED AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND IN PLAT BOOK WWW 53 AT PLATS NUMBERED 6 ET SEQ. THE IMPROVEMENTS THEREON BEING KNOWN AS 12854 CLAXTON DRIVE 5H, LAUREL, MARYLAND - 20708.

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 datalting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall have no further claim gainst the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

(1-30, 2-6, 2-13)

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

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

14207 KATHLEEN LA. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated April 10, Under a power of sale contained in a certain Deeu of Hust dated April 10, 2008 and recorded in Liber 29923, Folio 70 among the Land Records of Prince George's Co., MD, with an original principal balance of \$323,500.00 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

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

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the denosit without interest. If purchaser law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resele even if such surentitled 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

6405 SOUTH HOMESTAKE DR. **BOWIE, MD 20720** 

Under a power of sale contained in a certain Deed of Trust dated August 23, 2004 and recorded in Liber 20446, Folio 199 among the Land Records of Prince George's Co., MD, with an original principal balance of \$272,000.00 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co. 14725 Main St. Libert Market and MD 20772 (Duugl For Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 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" 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 (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to determination of whether the borrower entered into any renavlimited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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

### 110257

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

3605 FARNESS CT. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated May 23, Under a power of sale contained in a certain Deed of Trust Gated Way 20, 2006 and recorded in Liber 25300, Folio 420 among the Land Records of Prince George's Co., MD, with an original principal balance of \$282,200.00 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

### FEBRUARY 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" 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 (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are maximal but he current is the current but in each within the result. received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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 f 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

110255

(1-30.2-6.2-13)110256 (1-30, 2-6, 2-13)

(1-30.2-6.2-13)

BWW LAW GROUP, LLC

**BWW LAW GROUP, LLC** 

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

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

# 6813 LEYTE DR. OXON HILL, MD 20745

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

### FEBRUARY 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 \$9,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordacosts of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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

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

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

# 4211 EAST WEST HWY. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated April 12, Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 27700, Folio 424 among the Land Records of Prince George's Co., MD, with an original principal balance of \$544,185.00 and an original interest rate of 1.14% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction 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

### FEBRUARY 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" 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 \$18,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repaylimited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus results from improvements to the property by call defaulted purchaser plus 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

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

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

# 510 71ST ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 27, 2006 and recorded in Liber 26071, Folio 473 among the Land Records of Prince George's Co., MD, with an original principal balance of \$128,000.00 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, Jocated on Main St.) on Wing entrance, located on Main St.), on

### FEBRUARY 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" 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 \$15,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment settlement. TIME IS OF THE ESSENCE FOR THE PORCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion activity of other taxes or charges accorded by any approximately approximately and the sale to be paid by the purchaser. tion, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus results from improvements to the property by asid 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

(1-30,2-6,2-13) 110259 (1-30, 2-6, 2-13)110260 (1-30.2-6.2-13)

110258

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

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

Improved by premises known as

8806 Junaluska Terrace, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Nokama Smith aka Nokama J Smith, dated June 3, 1997, and recorded in Liber 11470 at folio 622 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014** AT 9:11 AM

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

ALL THE PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN NINETH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, STATE OF MARYLAND: LOT NUMBERED FIFTY-SEVEN (57), IN BLOCK LET-TERED "A", (PART OF BLOCKS A AND B), IN THE SUBDIVISION KNOWN AS "PLAT TWO, CLINTON VIEW" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARY-LAND, IN PLAT BOOK NLP 109-18. THE IMPROVEMENTS THEREON BEING KNOWN AS 8806 JUNALUSKA TERRACE, CLINTON, MARYLAND - 20735.

### The property is improved by a dwelling.

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

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

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

### 110238

# LEGALS

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

# **LEGALS**

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 7033 Woodstream Lane, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Ma-madou Bah and Halimatu Bah, dated September 5, 2007, and recorded in Liber 28746 at folio 611 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014** AT 9:17 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED SIXTY-SEVEN (67) IN BLOCK LET-TERED "A", PLAT NUMBERED TWO (2) IN THE SUBDIVISION KNOWN AS "WOODSTREAM VILLAGE", AS PER PLAT RECORDED IN PLAT BOOK NLP-P8, PLAT NO. 20, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENT THEREON BEING KNOWN AS 7033 WOODSTREAM LANE, LANHAM, MARYLAND - 20706.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole 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 Is the successful bldder, the deposit requirement is warved. 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 the intervent will be deposited will be deposited will be deposited on the property of the balance does not occur the days of t within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent ascrow if required. Cost of all documentary payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-rund of the denset to the average. fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

<u>110244</u>

(1-30,2-6,2-13)

(1-30,2-6,2-13)

## LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 1403 Nicholson Street, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Jose N Cruz and Nelly M Hernandez, dated September 24, 2004, and recorded in Liber 20612 at folio 165 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014** AT 9:08 AM

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

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, DESCRIBED AS: LOT NUMBERED FIFTEEN (15), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "SECTION TWO, MILLER ESTATES", AS PER PLAT RECORDED IN PLAT BOOK WWW 27, AT PLAT 46, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING THE 17TH ELECTION DIS-TRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 1403 NICHOLSON STREET, HYATTSVILLE, MARYLAND -20782

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

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

<u>110235</u>

(1-30,2-6,2-13)

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

**LEGALS** 

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

Improved by premises known as

By virtue of the power and authority contained in a Deed of Trust from Regi-nald Jerome Johnson and Rosemarie P Johnson, dated June 23, 1998, and

recorded in Liber 12343 at folio 267 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the

12904 Marcia Place, Clinton, Maryland 20735

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### Improved by premises known as

### 9006 Dangerfield Place, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from James C. Grayton and Miranda S. Grant aka Miranda C. Grant, dated August 27, 2001, and recorded in Liber 14990 at folio 582 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### FEBRUARY 4, 2014

### AT 9:04 AM

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

LOT NUMBERED FOURTEEN (14), IN BLOCK LETTERED "D" IN THE SUB-DIVISION KNOWN AS " PLAT 1, MT. AIRY ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 140 AT PLAT 28 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, THE IM-PROVEMENTS THEREON BEING KNOWN AS 9006 DANGERFIELD PLACE.

The property is improved by a dwelling.

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

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

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

Improved by premises known as

### 316 Aragona Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Florence Yvette Lee, dated January 26, 2009, and recorded in Liber 30345 at folio 511 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:09 AM

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

ALL THE FOLLOWING DESCRIBED LAND PREMISES, SITAUTE, LO-CATED AND BEING IN THE PRINCE GEORGE'S COUNTY, MARYLAND AND DESCRIBED AS FOLLOWS, TO WIT: LOT NUMBERED FOURTEEN (14) IN BLOCK LETTERED "E" IN A SUBDIVISION KNOWN AS "BROOKE MANOR" AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W. 38 AT PLAT 80, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND THE IMPROVEMENTS THEREON PEDIC COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 316 ARAGONA DRIVE, FORT WASHINGTON, MARYLAND -20744

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the donosit to the nurchaser. Upon refund of the donosit the cal fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, on **FEBRUARY 18, 2014** AT 9:07 AM all that property described in said Deed of Trust as follows: ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, SITUATE IN THE COUNTY OF PRINCE GEORGE'S, 5TH DISTRICT, STATE OF MARY-LAND, AND KNOWN AND DISTINGUISHED AS: LOT NUMBERED

EIGHT (8), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "PLYES AND WELCH'S CLINTON HILLS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN PLAT BOOK W.W.W. 62 AT FOLIO 87. THE IMPROVEMENTS THEREON BEING KNOWN AS 12904 MARCIA PLACE, CLINTON, MARYLAND - 20735.

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole 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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

<u>109863</u> (1-16,1-23,1-30) <u>1102</u>	236	(1-30,2-6,2-13) 110234	(1-30,2-6,2-13)	
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### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11305 KETTERING TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 13, 2005 and recorded in Liber 25121, Folio 645 among the Land Records of Prince George's Co., MD, with an original principal balance of \$228,000.00 and an original interest rate of 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 entrance, located on Main St.), on

FEBRUARY 11, 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 \$28,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser is also or if such sur-

### 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

1502 SHELLFORD LA. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 29, 2008 and recorded in Liber 29479, Folio 448 among the Land Records of Prince George's Co., MD, with an original principal balance of \$412,000.00 and an original interest rate of 6.50% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 \$46,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser is and there is and the sufficient on the sale to 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. If Sub. Trustees are unable to con

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

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

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

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

(1-23, 1-30, 2-6)

LEGALS

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

13911 LORD FAIRFAX PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 10, 2007 and recorded in Liber 34625, Folio 305 among the Land Records of Prince George's Co., MD, with an original principal balance of \$299,200.00 and an original interest rate of 4.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 19, 2014 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale 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 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

110063

(1-23,1-30,2-6) 110064

<u>),2-6)</u> <u>110247</u>

(1-30,2-6,2-13)

BWW LAW GROUP, LLC

### BWW LAW GROUP, LLC

LEGALS

# BWW LAW GROUP, LLC

LEGALS

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

LEGALS

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

### 8515 MADISON ST. HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated November 2, 2006 and recorded in Liber 26558, Folio 244 among the Land Records of Prince George's Co., MD, with an original principal balance of \$308,000.00 and an original interest rate of 5.10000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 \$42,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser is unported the risk and cost of the defaulting purchaser. The defaulted purchaser such as such event, the sale is denied by the purchaser. The defaulted purchaser such as the property to the sale. The sale is subject to post-sale audit of the sale shall be null and void, and the Purchaser is sole remedy

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

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

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

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

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

### 8990 WOODYARD RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 28, 2006 and recorded in Liber 27087, Folio 353 among the Land Records of Prince George's Co., MD, with an original principal balance of \$344,000.00 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

### FEBRUARY 11, 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 \$35,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

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

### 921 CARROLL AVE. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated September 5, 2008 and recorded in Liber 29996, Folio 649 among the Land Records of Prince George's Co., MD, with an original principal balance of \$375,000.00 and an original interest rate of 1.198% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 19, 2014 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and /or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser, for 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 P

### 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

110067

(1-23,1-30,2-6) 110248

(1-30,2-6,2-13)

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

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

### 6431 WHITWELL CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 9, 2006 and recorded in Liber 26440, Folio 233 among the Land Records of Prince George's Co., MD, with an original principal balance of \$363,000.00 and an original interest rate of 1.64% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 \$19,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale 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 defaulted purchaser's sol

### 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

110071

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

6926 HANOVER PKWY., UNIT #203 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated October 21, 2005 and recorded in Liber 24218, Folio 408 among the Land Records of Prince George's Co., MD, with an original principal balance of \$130,000.00 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

### FEBRUARY 19, 2014 AT 11:18 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Number 6926-203, in the subdivision known as "Phase Ten, Hunting Ridge 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 \$12,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale 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 defaulted purchaser is sub

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

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

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

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

<u>110249</u>

(1-23,1-30,2-6)

# 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

6506 AMERICA BLVD., UNIT #712 HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated June 21, 2010 and recorded in Liber 31894, Folio 411 among the Land Records of Prince George's Co., MD, with an original principal balance of \$282,056.00 and an original interest rate of 4.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 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 described as Unit 712 as shown on a Plat of condominium Subdivision entitled "One Independence Plaza, A 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 \$28,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale 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, file at motion to reself the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then reself 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 cesale eve

### 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>(1-30,2-6,2-13)</u> <u>110250</u>

(1-30,2-6,2-13)

# BWW LAW GROUP, LLC

LEGALS

### BWW LAW GROUP, LLC

LEGALS

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

LEGALS

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

### 3004 JAYWICK CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 23, 2006 and recorded in Liber 27432, Folio 550 among the Land Records of Prince George's Co., MD, with an original principal balance of \$397,600.00 and an original interest rate of 3.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 \$46,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water / sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser. If 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

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

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

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

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

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

### 8611 MAGNOLIA ST. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated July 13, 2006 and recorded in Liber 25696, Folio 387 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 6.875% 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

### FEBRUARY 11, 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 \$44,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, to gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water / sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If 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 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

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

### 7415 17TH AVE. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated February 5, 2005 and recorded in Liber 21702, Folio 397 among the Land Records of Prince George's Co., MD, with an original principal balance of \$176,000.00 and an original interest rate of 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

### FEBRUARY 11, 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 \$19,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, to gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser, if such 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

### 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

(1-23,1-30,2-6) 110074

(1-23,1-30,2-6) 110075

(1-23,1-30,2-6)

110073

### NOTICE

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

VS.

Tiffany R Sample Defendant

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

### **CIVIL NO. CAE 13-17108**

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6308 Hil Mar Drive 7, Forestville, 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 13th day of February, 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 13th day of February, 2014, next.

The report states the amount of sale to be \$40,000.00.

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

110021 (1-16,1-23,1-30)

Plaintiffs

vs

Kayode Emmanuel Idowu and Olutoyin M Idowu

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

**CIVIL NO. CAEF 13-21063** 

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6411 Brays Street, Lanham, Maryland 20703 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 13th day of February, 2014 next, pro-vided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2014,

The report states the amount of sale to be \$254,626.00.

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

(1-16,1-23,1-30)

### NOTICE

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

### Substitute Trustees Plaintiffs

VS. ELINORE ANNE HANNA

5101 Yorkville Road Temple Hills, MD 20748 Defendant(s)

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

### Civil No. CAEF 13-30265

Notice is hereby given this 13th day of January, 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 5101 Yorkville 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 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

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

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

# NOTICE

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

# Defendants

109990

### NOTICE

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

### Substitute Trustees Plaintiffs VS.

### BRENDA DELORES BELL RENAY BELL 1116 Booker Drive Capitol Heights, MD 20743-1859

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-28960

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceed-ings and described as 1116 Booker Drive, Capitol Heights, MD 20743-1859 made and reported by the Sub-stitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February. 2014 provided a copy of this NO-TICE be inserted in some newspaper printed in said County, once in each of three successive weeks be-fore the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$179,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md True Copy—Test: Marilynn M. Bland, Clerk (1-16, 1-23, 1-30)110012

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

In the Circuit Court for Prince

George's County, Maryland

Civil No. CAEF 13-22041

Substitute Trustees

Plaintiffs

Defendant(s)

Carrie M. Ward, et al.

vs.

BRENDA J. PARSON AKA

BRENDA JOYCE PARSON 3201 Dynasty Drive District Heights, MD 20747

# NOTICE

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

Kynyetta R Thomas and Easton D Thomas

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

### CIVIL NO. CAEF 13-18809

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7102 Beissel Court, Brandywine, Maryland 20613 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 13th day of February, 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 13th day of February, 2014, next. The report states the amount of sale to be \$140,000.00.

Marilynn M. Bland

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

Marilynn M. Bland, Clerk 109991 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees Plaintiffs vs.

WILLIE M. LITTLE JR 10123 Prince Place, Unit # 204-10A Upper Marlboro, MD 20772 Defendant(s)

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

Civil No. CAE 13-14689

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceed-ings and described as 10123 Prince Place, Unit # 204-10A, 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 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$48.000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for

### NOTICE

**LEGALS** 

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

vs.

Yolanda G. Gonzales Defendant

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

### CIVIL NO. CAEF 13-22239

ORDERED, this 10th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 8495 Greenbelt Road, Unit 201, Greenbelt, Maryland 20770 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unloss guage to the contrary theorem. unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 next, provided a copy of this Notice be inserted in county once in each of three successive weeks before the 10th day of February, 2014, next.

The report states the amount of sale to be \$113,305.15. Marilvnn M. Bland Clerk of the Circuit Court for Prince George's County, Md. True Copy-Test:

Marilynn M. Bland, Clerk 109994 (1-16,1-23,1-30)

NOTICE

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

> Substitute Trustees Plaintiffs

KEVIN O. LOGAN RONDA G. LOGAN 10103 Muirfield Drive Upper Marlboro, MD 20772 Defendant(s)

vs.

In the Circuit Court for Prince George's County, Maryland Civil No. CAE 13-18225

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10103 Muirfield Drive, Upper Marlboro, MD 20772 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NO-TICE be inserted in some newspa-per printed in said County, once in each of three successive weeks before the 13th day of February, 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

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

LEGALS

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

# 7704 MERRICK LA. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated March 16, 2009 and recorded in Liber 30462, Folio 524 among the Land Records of Prince George's Co., MD, with an original principal balance of \$177,833.00 and an original interest rate of 4.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 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 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 (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation are payable by purchaser whether or not tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to determination of whether the borrower entered into any repay. limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus 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

(1-30,2-6,2-13)

**BWW LAW GROUP, LLC** 

<u>110261</u>

Irue Copy Marilynn M. Bland, Clerk 110011 (1-16,1-23,1-30)

Prince George s County, Md True Copy—Test: Marilynn M. Bland, Clerk (1-16, 1-23, 1-30)110013

ORDER OF PUBLICATION

Wilfredo Munoz; Bank of America,

NA; PRLAP, Inc., Trustee; The State

of Maryland, Comptroller of Marv-

land; PG County; All Persons that have or claim to have any interest in

JUPITER 2013, LLC

vs.

Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 110015 (1-16,1-23,1-30)

**ORDER OF PUBLICATION** 

JUPITER 2013, LLC

vs.

**LEGALS** 

Plaintiff

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

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

Under a power of sale contained in a certain Deed of Trust dated February 22, 2013 and recorded in Liber 34492, Folio 466 among the Land Records of Prince George's Co., MD, with an original principal balance of \$380,948.00 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

### FEBRUARY 19, 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

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-

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sufficient to any surplus proceeds resulting from said resele even if such sur-Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204

10008 EDGEWATER TERR. FORT WASHINGTON, MD 20744

Wing entrance, located on Main St.), on

fully described in the aforesaid Deed of Trust.

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

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

# 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.

Substitute Trustees

410-828-4838

(1-30,2-6,2-13)

Plaintiff Dwight P. Williams; Nationstar

Mortgage, LLC; PRLAP, Inc., Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 9509 50th Ave., College Park, MD 20740 and more particularly described as District 21 Account # 2368256

Defendants

# In the Circuit Court for Prince George's County, Maryland CAE 13-35668

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

9509 50th Ave., College Park, MD 20740 Lot Size 6,250 SF, being known as District 21 Account #2368256.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. tor redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having general cir-culation in Prince George's County once a week for three (3) successive once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encum-brances brances

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

True Copy-Test: Marilynn M. Bland, Clerk 110186 (1-30, 2-6, 2-13)110262

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

NOTICE

Substitute Trustees Plaintiffs

vs.

VIETTE SMITH 1645 Forest Park Drive Forestville, MD 20747 Defendant(s)

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

### Civil No. CAEF 13-22129

Notice is hereby given this 13th day of January, 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 1645 Forest Park Drive, Forestville, MD 20747 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 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 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 (1-16, 1-23, 1-30)110016

### NOTICE

IN THE MATTER OF: Vicky Smackum Jones

# FOR THE CHANGE OF NAME TO: Vicky M Smackum

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

### Case No. CAE 14-01575

A Petition has been filed to change the name of Vicky Smackum Jones to Vicky M Smackum.

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

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland (1-30)

110282

# Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3201 Dynasty

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 13th day of February, 2014 provided a copy of this NO-TICE be inserted in some newspa-per printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$143,000.00.

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

IN THE MATTER OF: Eric Lamont Chapman Jr.

# NAME TO: Eric Joshua Shelton

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

the name of Eric Lamont Chapman Jr. to Eric Joshua Shelton.

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

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 110283 (1-30)

MARILYNN M. BLAND 109989 (1-16,1-23,1-30)

NOTICE

FOR THE CHANGE OF

### Case No. CAE 14-01534

A Petition has been filed to change

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

the property known as 5111 59th Ave., Hyattsville, MD 20781 and more particularly described as Dis-trict 02 Account #0141192 Defendants In the Circuit Court for

Prince George's County, Maryland

CAE 13-35671

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

5111 59th Ave., Hyattsville, MD 20781 Lot Size 6,664 SF, being known as District 02 Account #01411192.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

MARILYNN M. BLAND

(1-30.2-6.2-13)

True Copy—Test: Marilynn M. Bland, Clerk

110189

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1654

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

# vs.

Joseph N. Cooke, Jr., and Juanita S. Cooke, and Prince George's County, Maryland

### And

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

### 7205 Patterson St. Lanham, MD 20706

Property Description: 5,985.0000 Sq. Ft. & Imps. Lanham Woods Lot 5 Blk 7 Account Number: 95174 District: 02 Liber/Folio: 05264/123 Assessed to: Cooke, Joseph N Jr. & Juanita S,

### Defendants

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

CAE 13-35351

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

### 7205 Patterson St. Lanham, MD 20706

Property Description: 5,985.0000 Sq.
Ft. & Imps. Lanham Woods Lot 5
Blk 7
Account Number: 95174
District: 02
Liber/Folio: 05264/123
Assessed to: Cooke, Joseph N Jr. &
Juanita S

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

### MARILYNN M. BLAND

# **ORDER OF PUBLICATION** File No. 13-PG-AL-1638

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

Plaintiff

### vs.

Plaintiff

Marcel D. Davis, and Terrance O. Davis, and Prince George's County, Maryland

### And

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

### 2250 Afton St. Temple Hills, MD 20748

Property Description: 4,706.0000 Sq. Ft. & Imps. Oxon Run Hills Lot 1 Blk A Account Number: 1220920 District: 12 Liber/Folio: 29397/068 Assessed to: Davis, Marcel D & Terrance O,

# Defendants In the Circuit Court for

Prince George's County, Maryland

# CAE 13-35352

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

### 2250 Afton St. Temple Hills, MD 20748

Property Description: 4,706.0000 Sc
Ft. & Imps. Oxon Run Hills Lot
Blk A
Account Number: 1220920
District: 12
Liber/Folio: 29397/068
Assessed to: Davis, Marcel D & Ter
rance O,

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

### MARILYNN M. BLAND

# LEGALS

Plaintiff

VS.

And

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1630

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

Susan Y. Vasquez, and Prince George's County, Maryland

### And

vs.

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

### 12311 Wheeling Ave Upper Marlboro, MD 20772

Property Description: (damaged Prope Rty-Uninhabitabl E-imps Rem 8/1/09) 14,260.0000 Sq. Ft. Brandywine Lot 2 Blk 24 Account Number: 1769421 District: 15 Liber/Folio: 14776/596 Assessed to: Vasquez, Susan Y,

### Defendants

In the Circuit Court for Prince George's County, Maryland CAE 13-35353

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

### 12311 Wheeling Ave Upper Marlboro, MD 20772

Property Description: (damaged Prope Rty-Uninhabitabl E-imps Rem 8/1/09) 14,260.0000 Sq. Ft. Brandywine Lot 2 Blk 24 Account Number: 1769421 District: 15 Liber/Folio: 14776/596 Assessed to: Vasquez, Susan Y,

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk

110115

# **ORDER OF PUBLICATION** File No. 13-PG-AL-1615

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

## Plaintiff

Diamond Johnson Payback Supplemental Needs Trust, and Prince George's County, Maryland,

Property Description: Plat 13

11,208.0000 Sq. Ft. & Imps. Glenn

Assessed to: Diamond Johnson Pay-

In the Circuit Court for

Prince George's County, Maryland

CAE 13-35354

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty, situate in Prince George's County and described as:

Property Description: Plat 13

11,208.0000 Sq. Ft. & Imps. Glenn

Defendants

back Supplemental Needs Trust,

9603 Huxley Dr.

Lanham, MD 20706

Estates Lot 8 Blk E

9603 Huxley Dr.

Lanham, MD 20706

Estates Lot 8 Blk E

District: 20

Account Number: 2283513

Liber/Folio: 32580/563

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

Xinhua Deng, and

Yuexia Deng, and

### 5110 Kennebunk Ter College Park, MD 20740

Property Description: 8,303.0000 Sq Ft. & Imps. Hollywood Lot 25 Blk 70A Account Number: 2419976 District: 21 Liber/Folio: 33194/381 Assessed to: Deng, Xinhua, Deng, Yuexia Defendants

ORDER OF PUBLICATION

File No. 13-PG-AL-1614

C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC

Prince George's County, Maryland

ATCF II Maryland LLC

5101 Wisconsin Ave NW,

Washington, DC 20016 202-265-7755

Suite 210

vs.

And

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35355

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

### 5110 Kennebunk Ter, College Park, MD 20740

Property Description: 8,303.0000 Sq. Ft. & Imps. Hollywood Lot 25 Blk 70A Account Number: 2419976 District: 21 Liber/Folio: 33194/381 Assessed to: Deng, Xinhua, Deng, Yuexia

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

# MARILYNN M. BLAND

LEGALS

Plaintiff

# **ORDER OF PUBLICATION**

File No. 13-PG-AL-1573

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

Plaintiff

Annette R. Harris, and Maryland National Bank, and Stephen M. Heeman, Trustee, and Thomas B. Clark, Trustee, and Prince George's County, Maryland

### And

vs.

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

### 10247 Prince Pl, Unit 30-101 Upper Marlboro, MD 20774

Property Description: Unit 30-101 Bldg 30 2,427.0000 Sq. Ft. & Imps. Pines Condominium Account Number: 1402528 District: 13 Liber/Folio: 07874/236 Assessed to: Harris, Annette R, Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35341

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

### 10247 Prince Pl, Unit 30-101 Upper Marlboro, MD 20774

Property Description: Unit 30-101 Bldg 30 2,427.0000 Sq. Ft. & Imps. Pines Condominium Account Number: 1402528 District: 13 Liber/Folio: 07874/236 Assessed to: Harris, Annette R

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Com-plaint or themself and inderest plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryiana True Copy—Test: Marilynn M. Bland, Clerk 110104 (1-23,1-30,2-6)

Account Number: 2283513 District: 20 Liber/Folio: 32580/563 Assessed to: Diamond Johnson Payback Supplemental Needs Trust, 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 13th day of Jan-uary, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons interested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND

Clerk of the Circuit Court f	or
Prince George's County, Mary	yland

True Copy—Test	•
True Copy—Test Marilynn M. Bla	nd, Clerk
110094	(1-23,1-30,2-6)

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

True Copy—Test: Marilynn M. Bland, Clerk <u>110093</u> (1-23,1-30,2-6)

**ORDER OF PUBLICATION** 

### JUPITER 2013, LLC

vs.

Dolores I. Wright; Seattle Bank D/B/A Seattle Mortgage Company; Secretary of Housing & Urban Development; Edward S. Cohn, Sub. Trustee; Stephen N. Goldberg, Sub. Trustee; Richard E. Solomon, Sub. Trustee; Richard J. Rogers, Sub. Trustee; Randall J. Rolls, Sub. Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 3802 72nd Ave., New Carrollton MD 20784 and more particularly described as District 02, Account #0095232

### Defendants

Plaintiff

### In the Circuit Court for Prince George's County, Maryland CAE 13-35674

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

3802 72nd Ave., New Carrollton MD 20784, Lot Size 6,653 SF, being known as District 02, Account #0095232.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-seted in the properties listed above ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 0110192 (1-30,2-6,2-13)

ORDER OF PUBLICATION JUPITER 2013, LLC Plaintiff

vs.

Dalia Investment Group, LLC; Branch Banking and Trust Company; William J. Ziegler, Trustee; Branch Banking and Trust Company; Judith L. Barnett, Trustee; David T. Ax, Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 7913 Cryden Way, District Heights, MD 20747 and more particularly described as District 06, Account #0486993 Defendants

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

CAE 13-35685

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

7913 Cryden Way, District Heights, MD 20747, Lot Size 21,000 SF, being known as District 06, Account #0486993.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or erest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk (1-30,2-6,2-13) 0110193 110273

# **LEGALS**

<u>110116</u>

# NOTICE OF SERVICE **BY PUBLICATION**

WAYNE LEWIS BUTLER,

vs

Plaintiff,

TANYA (WEST) BUTLER,

### Defendant,

(1-23,1-30,2-6)

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DIS-TRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF MINIDOKA

### CASE NO. <u>CV-2014-12</u>

TO: TANYA (WEST) BUTLER, the above-named defendant

YOU ARE HEREBY NOTIFIED that a Summons has been issued and a Complaint has been filed against you in the District Court of the Fifth Judicial District of the State of Idaho, in and for the County of Minidoka, by the above named plaintiff, and you are hereby di-rected to file a written Answer or written Motion in defense to the said Complaint within twenty (20) days after the date of the last publication of this Notice, and you are further notified that unless you do so within the time herein specified, the plaintiff will take Judgment against you as prayed in said Complaint.

This action is brought to seek di-vorce. If you wish to seek the advice of an attorney in this matter you should do so promptly so that your pleading, if any, may be filed on

DATED this 17th day of January, 2014.

### **ROBINSON & TRIBE**

By:<u>/s/ Brent T. Robinson</u> Brent T. Robinson Attorneys at Law P. O. Box 396 Rupert, Idaho 83350-0396 Telephone (208) 436 4717 Facsimile (208) 436-6804

(1-30,2-6,2-13,2-20)

Prince George's County, Maryland

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

True Copy—Test: Marilynn M. Bland, Clerk (1-23, 1-30, 2-6)

lerk of the Circuit C Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk <u>110117</u> (1-23,1-30,2-6)

# **LEGALS**

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of: JAMES E. MATTHEWS, SR.

Estate No.: 95375

### NOTICE OF JUDICIAL

### PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Pe-tition has been filed by DONALD MATTHEWS for Judicial Probate of the will dated 11/15/2006 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on February 27, 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

<u>110277</u> (1-30,2-6)

### NOTICE

IN THE MATTER OF: Zai Tiara Ransford

### FOR THE CHANGE OF NAME TO: Zai Tiara Campfield

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

Case No. CAE 14-00591

A Petition has been filed to change the name of (Minor Child) Zai Tiara Ransford to Zai Tiara Campfield. The latest day by which an objection to the Petition may be filed is February 17, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 110271 (1-30)

Notice is given that Karon S Purnell whose address is 115 Essenton Drive, Upper Marlboro, MD 20774 was on September 25, 2013 appointed personal representative of the small estate of Lee J Purnell, Jr. who died on August 1, 2013 with a

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

All persons having any objection to the appointment shall file their objections with the Register of Wills 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.

nine months from the date of dece-dent's death; or

representative mails or otherwise creditor presents the claims within

within that time, or any extension provided by law, is unenforceable thereafter.

### KARON S PURNELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 94409 110279 (1-30)

I William Chase 1190 W. Northern Parkway, Suite 124

Baltimore, MD 21210 410-433-4100

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF LORETTA BERNICE MEDLEY

Notice is given that Joshua Zukerberg whose address is 1190 W. Northern Pkwy, Suite 124, Balti-more, MD 21210 was on January 8, 2014 appointed personal represen-tative of the estate of Loretta Bernice Medley who died on March 3, 2005 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. 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 undersigned, on or before the earlier of the following dates:

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

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

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

### JOSHUA ZUKERBERG Personal Representative

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

110278

Estate No.94672
(1-30,2-6,2-13)

# will

IN THE ESTATE OF

LEE J PURNELL JR

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,

(2) Thirty days after the personal 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

thirty days from the mailing or other delivery of the notice. Any claim not served or filed

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

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

1618 PACIFIC AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 16, 2005 and recorded in Liber 22746, Folio 705 among the Land Records of Prince George's Co., MD, with an original principal balance of \$146,625.00 and an original interest rate of 2.9280% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 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 \$15,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale 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 defaulted purchaser shall

### 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

11625 NORTH STAR DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 30, 2007 and recorded in Liber 29108, Folio 684 among the Land Records of Prince George's Co., MD, with an original principal balance of \$382,500.00 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

### FEBRUARY 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 \$53,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser is undot for using purchaser. The defaulted purchaser such as such event, this sale shall be null and void, and the Purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. 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

(1-30,2-

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

3107 RAMSGATE PL. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 7, 2006 and recorded in Liber 24678, Folio 97 among the Land Records of Prince George's Co., MD, with an original principal balance of \$364,000.00 and an original interest rate of 6.75% 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

### FEBRUARY 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 \$45,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale 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 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 cesale even if such surplus proceeds resulting from said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketab

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

110055

(1-23,1-30,2-6) 110251

<u>(1-30,2-6,2-13)</u> <u>110252</u>

(1-30,2-6,2-13)

BWW LAW GROUP, LLC

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

**LEGALS** 

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

### 620 AVIS DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 22, 2005 and recorded in Liber 23994, Folio 328 among the Land Records of Prince George's Co., MD, with an original principal balance of \$240,000.00 and an original interest rate of 7.23% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 4, 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 \$35,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the purchaser.

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

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

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

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

LEGALS

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

### 8519 TOPAZ CT. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated February 26, 2010 and recorded in Liber 31606, Folio 491 among the Land Records of Prince George's Co., MD, with an original principal balance of \$404,496.00 and an original interest rate of 4.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 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 \$29,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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

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

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

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

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

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

### 7928 TYLER ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated July 31, 2003 and recorded in Liber 18144, Folio 285 among the Land Records of Prince George's Co., MD, with an original principal balance of \$121,600.00 and an original interest rate of 2.648% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 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 \$11,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser, if sub, Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the purchaser.

### 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

(1-16,1-23,1-30) 110253

(1-30,2-6,2-13) 110254

(1-30,2-6,2-13)

109939

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 3721 36th Street, Mount Rainier, Maryland 20712

By virtue of the power and authority contained in a Deed of Trust from Celsa C Rivas, dated November 10, 2005, and recorded in Liber 26758 at folio 409 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### FEBRUARY 4, 2014 AT 9:10 AM

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

LOT 31, BLOCK 8 IN THE SUBDIVISION KNOWN AS "RHODE ISLAND AVENUE ADDITION TO MOUNT RAINIER", AS PER PLAT THEREOF RECORDED IN PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK JWB 5 AT PLAT 695 AND RERECORDED IN PLAT BOOK A AT PLAT

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale. 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. Purchaser shall be inited to the refund of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be worne by the purchaser. If the Substitute Trustees. Purchaser shall be word 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 against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

109870

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 6210 Kinsey Terrace, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Eric L Briscoe and Tonia Briscoe, dated May 26, 2009, and recorded in Liber 30751 at folio 417 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

# FEBRUARY 4, 2014

AT 9:03 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 43, BLOCK D, AS SHOWN ON THE PLAT TEN ENTITLED GLENN ESTATES, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 154 FOLIO 77. THE IM-PROVEMENTS THEREON BEING KNOWN AS 6210 KINSEY TERRACE, LANHAM, MARYLAND - 20706.

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$50,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the 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. is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

(1-16,1-23,1-30)

109866

109862

(1-16,1-23,1-30)

### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 138 Joyceton Way, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Idris Ijelu and Nana K. Sarfo, dated February 8, 2008, and recorded in Liber 29380 at folio 187 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### FEBRUARY 4, 2014 AT 9:06 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED THIRTY-TWO ONE (32-1) IN BLOCK NUMBERED SIXTY-TWO (62) IN THE SUBDIVISION KNOWN AS "PLAT 54, KETTERING", PER PLAT THEREOF RECORDED IN PLAT BOOK 95 AT PLAT 70 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, SAID PROPERTY BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole 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 be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominum fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

**LEGALS** 

(1-16.1-23.1-30)

# 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

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

Improved by premises known as

### 6712 Dower House Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Ken-neth E. Williams and Lucille A. Williams, dated July 7, 2005, and recorded in Liber 22501 at folio 483 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 4, 2014**

### AT 9:12 AM

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

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND MORE PARTICULARLY DE-SCRIBED AS: LOT NUMBERED TEN (10), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "PLAT ONE, DOWER RIDGE ESTATES" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 104, AT PLAT 22. THE IMPROVEMENTS THEREON BEING KNOWN AS 6712 DOWER HOUSE ROAD, UPPER MARLBORO, MARYLAND - 20772.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

THE

**PRINCE GEORGE'S POST** 

109865

(1-16, 1-23, 1-30)

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 6808 Brownwood Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Ghada S Ahmed, dated June 13, 2006, and recorded in Liber 25692 at folio 617 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:01 AM

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

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND MORE PARTICULARLY DE-SCRIBED AS: LOT NUMBERED TWENTY-ONE (21), BLOCK LETTER "A", IN THE SUBDIVISION KNOWN AS "PLAT ONE, DOWER RIDGE ESTATES" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 104, AT PLAT 22. THE IMPROVEMENTS THEREON BEING KNOWN AS 6808 BROWN WOOD ROAD, UPPER MARLBORO, MARYLAND - 20772

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$65,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 7904 Grant Drive, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Estate of Reginald M Collins and Beatrice R Collins, dated February 6, 2004, and recorded in Liber 19179 at folio 655 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, on

### **FEBRUARY 11, 2014**

### AT 9:20 AM

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

BEING KNOWN AND DESIGNATED AS LOT 31 IN BLOCK D IN A SUBDI-VISION KNOWN AS PLAT NUMBER 7, GLENARDEN WOODS AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 30 AT PLAT 88 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 7904 GRANT DRIVE, LANHAM, MD 20706.

### The property is improved by a dwelling.

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

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

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

CALL 301.627.0900 Or

(1-30,2-6,2-13)

email brendapgp@gmail.com

110053

(1-23, 1-30, 2-6)

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110230

File: PG 13-3650

**LEGALS** 

Plaintiff

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

vs.

Juan R. Illesca, Prince George's County, Maryland and all unknown owners of the property described below: all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

508 68th Street, Capitol Heights, MD 20743 and described as Lot 29 & Hal F Lot 30 3,937.0000 Sq. Ft. & Imps. Oakmont Blk 6 Assmt \$108,000 LIB 00000 Fl 448, Account No. 2014512 in District 18 on the Tax Roll of the Director of Finance. Defendants

# In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35317

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final De-cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Re-

# File: PG 13-3817 TOBIN, O'CONNOR & EWING

5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

### ORDER OF PUBLICATION

Plaintiff

US Bank as Custodian for SPE 2013, LLC,

VS.

Community Development Administration, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

7300 Crafford Place, Fort Washing-ton, MD 20744 and described as Bldg 24 Unit 7 300 6,355.0000 Sq. Ft. & Imps. Rosdale Estates Assmt \$180,000 Lib 00000 Fl 425\*, Account No. 1243344 in District 12 on the Tax Roll of the Director of Finance, Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35310

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de-scribed property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

File: PG 13-3789 TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

**LEGALS** 

Plaintiff

### ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs.

Maria Southerland, Gregory A Southerland, Brittany Y Southerland, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

7704 Fanwood Court, District Heights, MD 20747 and described as 7987.0000 Sq. Ft. & Imps. Waterford Lot 42 Blk C Assmt 171,000 Lib 00000 Fl 251, Account No. 625863 in District 06 on the Tax Roll of the Director of Finance

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35311

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

File: PG 13-3671 TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700

ORDER OF PUBLICATION

LLC,

### Plaintiff VS. Koyi Contractors, LLC, Prince Shashawna A. Moody, Prince

George's County, Maryland and all George's County, Maryland and all unknown owners of the property unknown owners of the property described below: all heirs, devisees. described below: all heirs, devisees personal representatives, and execupersonal representatives, and executors, administrators, grantees, astors, administrators, grantees, assigns or successors in right, title, signs or successors in right, title, interest, and any and all persons interest, and any and all persons having or claiming to have any inhaving or claiming to have any interest in the property and premises terest in the property and premises situate, in Prince George's County, situate, in Prince George's County, Maryland known as: Maryland known as:

5906 L St, Capitol Heights, MD 20743 and described as E HALF LTS 415.416.417 (COR USE 06) 5,022.0000 Sq. Ft. & Imps. Sylvan Vista Blk N Assmt \$110,800 LIB 00000 Fl 174, Account No. 1986413 in District 18 on the Tax Roll of the Director of Finance,

Defendants

# In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35316

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

### File: PG 13-3623 TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

24 Tunic Avenue, Capitol Heights, MD 20743 and described as Lts

44.45 4,000.0000 Sq. Ft. & Imps.

Capitol Heights Blk 8 Assmt 126,900

LIB 00000 Fl 158, Account No.

2006005 in District 18 on the Tax

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

CAE 13-35318

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the hereinabove de-scribed property sold, either directly or via assignment, by the Collector

of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other

for the redemption for the subject property has not been paid, al-though more than six (6) months

from the date of the sale have ex-

pired and more than two (2)

months from the date that the first

of the two (2) separate pre-suit No-tices of the tax sale was sent to each

required interested party have ex-

It is thereupon this 6th day of Jan-

uary, 2014, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by

the insertion of a copy of this Order

in some newspaper having general circulation in Prince George's

County, Maryland, once a week for

three (3) consecutive weeks, on or

before the 31st day of January, 2014

warning all persons having or claiming to have any interest in the

property described above to appear

n this Court by the 11th day of

March. 2014. and redeem their re-

spective property or answer the

Complaint, or thereafter a Final De-

cree will be entered foreclosing all rights of redemption in and as to the

property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby in-

formed of the latest date to file a

ing.

pired.

Defendants

Roll of the Director of Finance,

VS.

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

# Plaintiff VS.

File: PG 13-3591

TOBIN, O'CONNOR & EWING

5335 Wisconsin Avenue, N.W.

Suite 700

Washington, DC 20015

**ORDER OF PUBLICATION** 

Peter Yuhahn, Prince George's County, Maryland and all unknown owners of the property described below: all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

3100 Danville Road, Brandywine, MD 20613 and described as Lot 20 Ex.05 AC 4.4000 Acres. & Imps. East Piscataway Assmt \$269,600 LIB 00000 Fl 294, Account No. 309088 in District 05 on the Tax Roll of the Director of Finance.

Defendants

# In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35320

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de-scribed property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their re-spective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Re-

Washington, DC 20015

US Bank as Custodian for SPE 2013,

deem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk 109916 (1-16,1-23,1-30)

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

True Copy—Test: Marilynn M. Bland, Clerk (1-16,1-23,1-30) 109911

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

True Copy—Test: Marilynn M. Bland, Clerk 109912 (1-16,1-23,1-30)

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

True Copy—Test: Marilynn M. Bland, Clerk <u>109915</u> (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109917 (1-16,1-23,1-30)

deem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk <u>109919</u> (1-16,1-23,1-30)

# THE PRINCE GEORGE'S POST NEWSPAPER YOUR NEWSPAPER OF LEGAL RECORD CALL: 301-627-0900 FAX: 301-627-6260

### NOTICE

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

Victoria Lorraine Sullivan

Defendant

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

### CIVIL NO. CAEF 13-22346

ORDERED, this 15th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7319 Serenade Circle, 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 18th day of February, 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 18th day of February, 2014, next. The report states the amount of sale to be \$137,060.00.

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

(1-23,1-30,2-6)

**LEGALS** 

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

NOTICE

Substitute Trustees Plaintiffs VS.

ELDGER WRIGHT 12808 Cambleton Drive IRTA 1208 Cambleton Drive Upper Marlboro, MD 20774

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-27428

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 12808 Cambleton Drive, IRTA 1208 Cambleton Drive, Upper Marlboro, MD 20774 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$207,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109972 (1-16,1-23,1-30)

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

DEBORAH STEWART A/K/A DEBORAH R. STEWART 105 Biddle Road Accokeek, MD 20607

Defendant(s)

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

### Civil No. CAE 13-12419

Notice is hereby given this 6th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 105 Biddle Road, Accokeek, MD 20607 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of February, 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 (1-16, 1-23, 1-30)109850

# NOTICE

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

> Substitute Trustees Plaintiffs vs

CHARLES S. PAYNE III TERRELL L. ADAMS 4101 Shepherd Street Brentwood, MD 20722

Defendant(s)

**LEGALS** 

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

### Civil No. CAE 13-09627

Notice is hereby given this 6th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4101 Shepherd Street, Brentwood, MD 20722 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 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 6th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$201,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109851 (1-16,1-23,1-30)

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

NOTICE

Substitute Trustees Plaintiffs VS.

MARVA LOIS SHAND MCINTOSH 9029 Congress Place Hyattsville, MD 20785

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

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9029 Congress Place, Hyattsville, MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CONwill be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th

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

Defendant(s)

Civil No. CAEF 13-22368

day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$109,000.00.

109959 (1-16,1-23,1-30)

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

vs. Cornelia R. Debose

NOTICE

Plaintiffs

ary, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1362 Nalley Terrace, Lan-dover, Maryland 20785 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 24th day of February, 2014 24th day of February, 2014, next.

sale to be \$140,892.00.

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

110215

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

The report states the amount of

(1-30, 2-6, 2-13)

110153

Defendant IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. CAEF 13-30340 ORDERED, this 23rd day of Janu-

Maril

LEGALS		LEG	LEG	
File: PG 13-4025	File: PG 13-4192	File: PG 13-4137	File: PG 13-3914	File: PG 13-3896
TOBIN, O'CONNOR & EWING	TOBIN, O'CONNOR & EWING	TOBIN, O'CONNOR & EWING	TOBIN, O'CONNOR & EWING	TOBIN, O'CONNOR & EWING
5335 Wisconsin Avenue, N.W.	5335 Wisconsin Avenue, N.W.	5335 Wisconsin Avenue, N.W.	5335 Wisconsin Avenue, N.W.	5335 Wisconsin Avenue, N.W.
Suite 700	Suite 700	Suite 700	Suite 700	Suite 700
Washington, DC 20015	Washington, DC 20015	Washington, DC 20015	Washington, DC 20015	Washington, DC 20015
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
US Bank as Custodian for SPE 2013, LLC,	US Bank as Custodian for SPE 2013,			
	LLC,	LLC,	LLC,	LLC,
Plaintiff	Plaintiff	Plaintiff	Plaintiff	Plaintiff
vs.	vs.	vs.	vs.	vs.
Paola Medina, Prince George's	Joyce Owens White, Prince George's	Sanfol Investments LLC, Prince	Theodore H. Johnson III, Prince	Miguel Rascon, Willis A. Vincent,
County, Maryland and all unknown	County, Maryland and all unknown	George's County, Maryland and all	George's County, Maryland and all	Prince George's County, Maryland
owners of the property described	owners of the property described	unknown owners of the property	unknown owners of the property	and all unknown owners of the

Count owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

3707 Warner Avenue, New Carrollton, MD 20784 and described as 6,143.0000 Sq. Ft. & Imps. Landover Estates Lot 4 Blk 5 Assmt \$172,700 Lib 00000 Fl 546 Account No. 98772 in District 2 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35276

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31ct day of Lanuary 2014 before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the roperty, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances

The Defendants are hereby in-

# No. 1760883 in District 15 on the Tax Roll of the Director of Finance, Defendants In the Circuit Court for

below; all heirs, devisees, personal

representatives, and executors, ad-

ministrators, grantees, assigns or

successors in right, title, interest,

and any and all persons having or

claiming to have any interest in the

property and premises situate, in

Prince George's County, Maryland

12000 North Marlton Avenue,

Upper Marlboro, MD 20772 and de-

scribed as 10,370.0000 Sq. Ft. &

Imps. Marlton Lot 14 Blk H Assmt

\$215,000 Lib 00000 Fl 418 Account

known as:

Prince George's County, Maryland Civil Division CAE 13-35273

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired

It is thereupon this 6th day of Jan-uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 21ct day of Lanuary 2014 before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

3107 Good Hope Avenue, Temple Hills, MD 20748 and described as Unit Unit N-215 (res N per Owner) 965.0000 Sq. Ft. & Imps. Lynnhill Square Assmt &20,000 Lib 00000 Fl 364 Account No. 611582 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

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

CAE 13-35308

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a

written Answer or Petition to Re-

deem the property mentioned in the Complaint described above, and

that failure to file a response on or

before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to

the property being rendered by this

MARILYNN M. BLAND

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

Court against them

109909

True Copy—Test: Marilynn M. Bland, Clerk

n, Willis A. Vincent, 's County, Maryland and all unknown owners of the described below; all heirs, devisees, property described below; all heirs, personal representatives, and execudevisees, personal representatives, tors, administrators, grantees, asand executors, administrators, signs or successors in right, title, grantees, assigns or successors in interest, and any and all persons right, title, interest, and any and all having or claiming to have any inpersons having or claiming to have terest in the property and premises any interest in the property and situate, in Prince George's County, premises situate, in Prince George's County, Maryland known as:

> 1600 Jutewood Avenue, Landover, MD 20785 and described as Lot 1.2  $\,$ 16,000.0000 Sq. Ft. & Imps. Englewood Assmt \$164,900 Lib 00000 Fl 547 Account No.2039378 in District 18 on the Tax Roll of the Director of Finance,

### Defendants

Maryland known as:

rector of Finance,

ing.

pired.

6009 State Street, Landover, MD

20785 and described as 6,546.0000

Sq. Ft. & Imps. Englewood-j Victor

Lot 9 Blk 1 Assmt \$118,300 Lib

00000 Fl 231 Account No. 2092476 in

District 18 on the Tax Roll of the Di-

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 13-35298

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

scribed property sold, either directly

or via assignment, by the Collector of Taxes for the State of Maryland

and Prince George's County, Mary-land to the Plaintiff in the proceed-

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

property has not been paid, al-though more than six (6) months

from the date of the sale have ex-pired and more than two (2) months from the date that the first

of the two (2) separate pre-suit No-

tices of the tax sale was sent to each

required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for

Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order

in some newspaper having general circulation in Prince George's County, Maryland, once a week for

three (3) consecutive weeks, on or before the 31st day of January, 2014

warning all persons having or

claiming to have any interest in the

property described above to appear in this Court by the 11th day of

March, 2014, and redeem their re-

spective property or answer the Complaint, or thereafter a Final De-

cree will be entered foreclosing all

rights of redemption in and as to the

property, and vesting in the Plaintiff

a title in fee simple or leasehold free

and clear of all encumbrances. The Defendants are hereby in-

the redemption for the subject

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35302

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit No tices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a File: PG 13-4157

**LEGALS** 

Defendants

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

# **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

Plaintiff vs.

Robert E. Stroup, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

5409 Old Temple Hill Road, Temple Hills, MD 20748 and described as 4th Addn 11,411.0000 Sq. Ft. & Imps. North Pyles Old Lot 2 Assmt \$166,900 Lib 00000 Fl 123 Account No. 500850 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35305

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a

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

NOTICE

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

In the Circuit Court for Prince

George's County, Maryland

Civil No. CAEF 13-30302

Notice is hereby given this 23rd day of January, 2014 by the Circuit Court for Prince George's County,

Maryland, that the sale of the property mentioned in these proceedings and described as 2600 Rose Lane,

Fort Washington IRTA Oxon Hill, MD 20744 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 24th day of

February, 2014 provided a copy of this NOTICE be inserted in some

Bethesda, MD 20814

CHARLES B. BECTON

Fort Washington IRTA

Oxon Hill, MD 20744

vs.

2600 Rose Lane

(1-16,1-23,1-30)

Substitute Trustees

Plaintiffs

Defendant(s)

True Copy—Test: Marilynn M. Bland, Clerk

109906

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

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

True Copy—Test: Marilynn M. Bland, Clerk (1-16, 1-23, 1-30)109878

### NOTICE

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

> Substitute Trustees Plaintiffs

FRANCISCO DIAZ AMAYA AKA AMAYA FRANCISCO DIAZ BLANCA L. VEGA 9217 4th Street Lanham, MD 20706

vs.

### Defendant(s)

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

### Civil No. CAE 12-07563

Notice is hereby given this 15th day of January, 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 9217 4th Street, Lanham, MD 20706 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 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 February, 2014.

The report states the purchase price at the Foreclosure sale to be \$378,000.00.

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

110170 (1-23,1-30,2-6)

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

True Copy—Test: Marilynn M. Bland, Clerk (1-16,1-23,1-30) 109875

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

KEITH ANTHONY TABRON

In the Circuit Court for Prince

George's County, Maryland

Civil No. CAE 13-15700

Notice is hereby given this 15th day of January, 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 5040 Kenilworth Avenue, Hyattsville, MD 20781 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 February, 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

The report states the purchase

price at the Foreclosure sale to be \$123,200.00.

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, MD.

(1-23,1-30,2-6)

18th day of February, 2014.

True Copy—Test:

<u>110160</u>

THE

PRINCE GEORGE'S POST

Marilynn M. Bland, Clerk

5040 Kenilworth Avenue

Hyattsville, MD 20781

Substitute Trustees

Plaintiffs

Defendant(s)

Carrie M. Ward, et al.

vs

NOTICE

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

> Substitute Trustees Plaintiffs vs.

(1-16,1-23,1-30)

JOHN MICHAEL HOPKINS JEANNETTE ELIZABETH HOPKINS 4622 Langston Drive Bowie, MD 20715

Defendant(s)

V.

### In the Circuit Court for Prince George's County, Maryland Civil No. CAE 13-18195

Notice is hereby given this 15th day of January, 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 4622 Langston Drive, Bowie, MD 20715 made and reported by the Substitute Trustee, be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 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 February, 2014.

The report states the purchase price at the Foreclosure sale to be \$122,000.00.

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

True Copy—Test: Marilynn M. Bland, Clerk 110159 (1-23,1-30,2-6)

**To Subscribe** 

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109899 (1-16,1-23,1-30)

### NOTICE

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

Alfred I. Szczerbicki, Personal Representative for the Estate of D. Smith 708 Iona Terrace Capitol Heights, MD 20743 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-03889

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 10th day of February, 2014, provided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 10th day of

February, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$95,000.00. The property sold herein is known as 708 Iona Terrace, Capitol Heights, MD 20743.

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

written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to

(1-16,1-23,1-30)

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard I. Rogers Randall J. Rolls

Substitute Trustees,

Marie J. Ramos 1114 Elwin Road Fort Washington, MD 20744

# George's County, Maryland Case No. CAEF 13-22180

Notice is hereby given this 13th day of January, 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 13th day of February, 2014, pro vided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of

February, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$269,319.56. The property sold herein is known as 1114 Elwin 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

newspaper printed in said County, once in each of three successive weeks before the 24th day of February, 2014. The report states the purchase price at the Foreclosure sale to be \$220,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD. True Copy—Test: Marilynn M. Bland, Clerk 110213 (1-30,2-6,2-13)

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We accept Visa and MC

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

MARILYNN M. BLAND

True Copy—Test: Marilynn M. Bland, Clerk

109903

the property being rendered by this Court against them.

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

NOTICE

600 Baltimore Avenue, Suite 208 Towson, MD 21204

Plaintiffs

Defendant

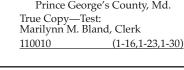
In the Circuit Court for Prince

110024 (1-16, 1-23, 1-30)

CALL

301.627.0900

email brendapgp@gmail.com



Notice is hereby given this 10th day of January, 2014, by the Circuit

Plaintiff

# **ORDER OF PUBLICATION**

JUPITER 2013, LLC

vs.

Gbolahan Cole; Yewande K. Cole; Bank of America, N.A., Trustee F/K/A Lasalle Bank National Association, Trustee; Signature Group Holdings, Inc. F/K/A Fremont Reorganizing Corporation, F/K/A Fremont Investment & Loan; Friedman & MacFadyen, P.A. T/A Friedman & MacFadyen, P.A., Trustee; Howard N. Bierman, Sub. Trustee, BWW Law Group, LLC, F/K/A Bierman, Geesing, Ward & Wood, LLC; Jacob Geesing, Sub. Trustee, BWW Law Group, LLC F/K/A Bierman, Geesing, Ward & Wood, LLC; Carrie M. Ward, Sub. Trustee, BWW Law Group, LLC, F/K/A Bierman, Geesing, Ward & Wood, LLC; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 13243 Whiteholm Dr, Upper Marlboro, MD 20774 and more particularly described as District 07, Account #0783829

### Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35665

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

13243 Whiteholm Dr, Upper Marlboro, MD 20774, Lot Size 9393 SF, being known as District 07, Account #0783829.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 0110183 (1-30,2-6,2-13)

### ORDER OF PUBLICATION

### ORDER OF PUBLICATION

### JUPITER 2013, LLC Plaintiff vs.

Manuel T. Medley; The Estate of Elizabeth P. Medley; Reverse Mortgage Solutions, Inc.; Secretary of Housing & Urban Development; Senior Official for Single Family Mortgage Insurance Programs, Trustee; Edward S. Cohn, Sub. Trustee; Stephen N. Goldberg, Sub. Trustee; Richard E. Solomon, Sub. Trustee; Richard J. Rogers, Sub. Trustee; Randall J. Rolls, Sub. Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 5803 67th Ave., Riverdale, MD 20737 and more particularly described as District 19, Account #2150357

## Defendants

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

### CAE 13-35672

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

5803 67th Ave., Riverdale, MD 20737, Lot Size 5,500 SF, being known as District 19, Account #2150357.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encum-

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

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

(1-30,2-6,2-13)

# brances.

0110190

ORDER OF PUBLICATION

# File: PG 13-3894 TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W.

**LEGALS** 

Suite 700 Washington, DC 20015

# **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC.

Plaintiff vs.

Isaiah J. Gray, Frances A. Nelson, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

1508 Jutewood Avenue, Landover, MD 20785 and described as 10,006.0000 Sq. Ft. & Imps. Englewood Lot 14 Blk A Assmt 100,300 Lib 00000 Fl 114, Account No. 2034569 in District 18 on the Tax Roll of the Director of Finance,

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35303

### The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland

and Prince George's County, Mary-land to the Plaintiff in the proceeding. The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first

of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired. It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for

Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby in-

# File: PG 13-3750

TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W.

Suite 700 Washington, DC 20015

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC, Plaintiff vs.

Jean H Linn, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

8125 48th Avenue, College Park, MD 20740 and described as Unit 405a 1,572.0000 Sq. Ft. & Imps Parkside At Assmt \$176,000 Lib 00000 Fl 438, Account No. 364244 in District 21 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35289

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

pired. It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January. 2014 before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances

The Defendants are hereby in-

# LEGALS

### File: PG 13-3761 File: PG 13-3925 TOBIN, O'CONNOR & EWING TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. 5335 Wisconsin Avenue, N.W. Suite 700 Suite 700 Washington, DC 20015 Washington, DC 20015

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

vs.

Plaintiff vs.

William C Dickens Jr, Prince Clara L. Lawson, Prince George's County, Maryland and all unknown George's County, Maryland and all owners of the property described unknown owners of the property described below; all heirs, devisees, below; all heirs, devisees, personal representatives, and executors, adpersonal representatives, and executors, administrators, grantees, asministrators, grantees, assigns or signs or successors in right, title, successors in right, title, interest, interest, and any and all persons and any and all persons having or having or claiming to have any inclaiming to have any interest in the property and premises situate, in terest in the property and premises situate, in Prince George's County, Prince George's County, Maryland Maryland known as: known as:

2005 Napier Drive, District Heights, MD 20747 and described as MD 20785 and described as 11,299.0000 Sq. Ft. & Imps. Norris 10,263.0000 Sq. Ft. & Imps. Willow Hills Lot 15 Blk F Assmt \$204,800 Pyles Lot 13 Blk E Assmt \$162,500 Lib 00000 Fl 654 Account No. Lib 00000 Fl 257, Account No. 506287 in District 06 on the Tax Roll 2008241 in District 18 on the Tax Roll of the Director of Finance, of the Director of Finance,

CAE 13-35287

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

scribed property sold, either directly

or via assignment, by the Collector

of Taxes for the State of Maryland

and Prince George's County, Mary-

land to the Plaintiff in the proceed-

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

for the redemption for the subject

property has not been paid, al-though more than six (6) months

from the date of the sale have ex-

pired and more than two (2) months from the date that the first

of the two (2) separate pre-suit No-

tices of the tax sale was sent to each

required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 21ct day of Langary 2014

before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the

property described above to appear in this Court by the 11th day of

March, 2014, and redeem their re-

spective property or answer the Complaint, or thereafter a Final De-

cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free

The Defendants are hereby in-

and clear of all encumbrances

ing.

pired.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35295

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

7500 Twining Court, Landover,

**ORDER OF PUBLICATION** 

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

Defendants

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

JUPITER 2013, LLC

vs.

Plaintiff

Joseph Boquel; DKR Mortgage Asset Trust I; John S. Burson, Sub. Trustee; William M. Savage, Sub. Trustee; Gregory N. Britto, Sub. Trustee; Kristine D. Brown, Sub. Trustee; Jessica L. Harrington, Sub. Tr.; Michael A. Coogen, Jr., Sub. Tr.; The State of Maryland, Comptroller of Marvland: PG County: All Persons that have or claim to have any interest in the property known as 3805 Woodhaven Ln, Bowie, MD 20715 and more particularly described as District 14, Account #1621143

Defendants

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

### CAE 13-35666

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

3805 Woodhaven Ln, Bowie, MD 20715, Lot Size 12,750 SF, being known as District 14, Account #1621143.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an inerest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 0110184 (1-30, 2-6, 2-13)

JUPITER 2013, LLC

vs.

Rene Ramirez aka Saavedra; Tomacita Sandra Ramirez; Wells Fargo Bank, N.A. as Trustee for the Certificateholders of the Sasco Mortgage Pass-Through Certificates, Series 2007-MLN1; Mitchell L. Heffernan, Trustee Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 5107 70th Pl, New Carrollton, MD 20784 and more particularly described as District 02, Account #0173815

Defendants

Plaintiff

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

# CAE 13-35673

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

5107 70th Pl, New Carrollton, MD 20784, Lot Size 7,150 SF, being known as District 02, Account #0173815.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2014, by the Circuit Court for George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

0110191 (1-30,2-6,2-13)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109904 (1-16,1-23,1-30)

### 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

James D. Haden a/k/a James Duval Haden, Jr. 554 Wilson Bridge Drive Unit # 6755 B-1 Oxon Hill, MD 20745 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-18723

Notice is hereby given this 13th day of January, 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 13th day of February, 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 13th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$111,806.97. The property sold herein is known as 554 Wilson Bridge Drive Unit # 6755 B-1, Oxon Hill, MD 20745.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 110022 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109890 (1-16,1-23,1-30)

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

MARILYNN M. BLAND Clerk of the Circuit Court for

True Copy—Test: Marilynn M. Bland, Clerk 109888 (1-16,1-23,1-30)

Prince George's County, Maryland

NOTICE

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

Substitute Trustees Plaintiffs

College Park, MD 20740

### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-27408

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6000 Westchester Park Drive, Unit #202, 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 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$115,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109949 (1-16,1-23,1-30)

### NOTICE

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

Substitute Trustees Plaintiffs VS.

LORRAINE D. LAWRENCE 6931 Shepherd Street IRTA 6931 Shepherd Street Hyattsville, MD 20784

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-25059

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6931 Shepherd Street, IRTA 6931 Sheppherd Street, Hy-attsville, MD 20784 made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$114,750.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109953 (1-16,1-23,1-30)

### R G S Ν R Ε Ρ S Ε Ρ Ε EO G Ο С EWSPAPE R Ν Fax 301-627-6260 301-627-0900

True Copy—Test: Marilynn M. Bland, Clerk

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

George's County, Maryland

and described as 8104 Grayden Lane, Brandywine, MD 20613 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 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

day of February, 2014. The report states the purchase price at the Foreclosure sale to be \$439,000.00.

successive weeks before the 13th

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

True Copy—Test: Marilynn M. Bland, Clerk 109988 (1-16, 1-23, 1-30)

In the Circuit Court for Prince Civil No. CAEF 13-22042 Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George's County,

Maryland, that the sale of the prop-erty mentioned in these proceedings

vs. BEVERLY J. BROWN-WILLIAMS AKA BEVERLY JEAN BROWN 8104 Grayden Lane Brandywine, MD 20613 Defendant(s)

NOTICE

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

True Copy-Test: Marilynn M. Bland, Clerk 109896 (1-16,1-23,1-30)

Carrie M. Ward, et al.

vs.

SHIRLEY M. ROBINSON 6000 Westchester Park Drive Unit #202

Defendant(s)

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

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

10729 WILLOW OAKS DR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated October 24, 2006 and recorded in Liber 26401, Folio 622 among the Land Records of Prince George's Co., MD, with an original principal balance of \$504,000.00 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

FEBRUARY 11, 2014 AT 11:38 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 \$52,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus results from improvements to the property by said defaulted purchaser. plus 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

5001 GUNTHER ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 31, 2008 and recorded in Liber 29581, Folio 515 among the Land Records of Prince George's Co., MD, with an original principal balance of \$292,675.00 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. Unper Marlboro MD. 20772 (Duval for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 \$36,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to determination of whether the borrower entered into any renavlimited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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

### (1-23, 1-30, 2-6)

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

8313 ALLENTOWN RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 15, 2006 and recorded in Liber 26824, Folio 72 among the Land Records of Prince George's Co., MD, with an original principal balance of \$236,250.00 and an original interest rate of 9.800% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 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 (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus results from improvements to the property by said defaulted purchaser. plus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or f 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

110077

(1-23, 1-30, 2-6)110078 110079

(1-23, 1-30, 2-6)

# LEGALS

### **BWW LAW GROUP, LLC**

### BWW LAW GROUP, LLC

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

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

# 7709 ORANGE TREE CT. CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 15, 2007 and recorded in Liber 28585, Folio 593 among the Land Records of Prince George's Co., MD, with an original principal balance of \$489,000.00 and an original interest rate of 1.14% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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" 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 \$29,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordacosts of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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

110080

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

LEGALS

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

# 4206 23RD PL. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated December 22, 2006 and recorded in Liber 28215, Folio 138 among the Land Records of Prince George's Co., MD, with an original principal balance of \$210,000.00 and an original interest rate of 6.0400% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co. 14735 Main St. Libert Markhara MD, 2077 (Down for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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" 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 (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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

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

LEGALS

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

# 14101 SILVER TEAL WAY UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 1, 2005 and recorded in Liber 24162, Folio 287 among the Land Records of Prince George's Co., MD, with an original principal balance of \$320,000.00 and an original interest rate of 7.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing ontrance, Josef Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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" 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 \$38,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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

110081

(1-23,1-30,2-6) 110082 (1-23.1-30.2-6)

(1-23,1-30,2-6)

LEGALS		LEGALS		LEGALS	
File: PG 13-3705	File: PG 13-3702	File: PG 13-3923	File: PG 13-3824	File: PG 13-3755	File: PG 13-3558
TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015	TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015	TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015	TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015	TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015	TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
US Bank as Custodian for SPE 2013, LLC,	US Bank as Custodian for SPE 2013, LLC,	US Bank as Custodian for SPE 2013, LLC,	US Bank as Custodian for SPE 2013, LLC,	US Bank as Custodian for SPE 2013, LLC,	US Bank as Custodian for SPE 2013, LLC,
Plaintiff vs.	Plaintiff vs.	Plaintiff vs.	Plaintiff vs.	Plaintiff vs.	Plaintiff vs.
Romeo I. Rodriguez, Jose M. Mar- avilla, Reina Isabel Rodriguez, Bank of America, NA, PRLAP, Inc., Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:	Har Zion Congregation Inc., Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as: 801 Abel Avenue, Capitol Heights,	Glenndelia Gabriel, Prince George's County, Maryland and all un- known owners of the property de- scribed below; all heirs, devisees, personal representatives, and execu- tors, administrators, grantees, as- signs or successors in right, title, interest, and any and all persons having or claiming to have any in- terest in the property and premises situate, in Prince George's County, Maryland known as: 7107 East Forest Road, Landover,	Personal Representative of the Es- tate of Charles White, Charles White, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representa- tives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:	Personal Representative of the Es- tate of Matthew S. Walker, Matthew S. Walker, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representa- tives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:	Ruojie Xu, Woodland Lake Condo- miniums at Bowie New Town L.L.C., Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representa- tives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:
907 Larchmont Avenue, Capitol Heights, MD 20743 and described as Lots 13.14 4,000.0000 Sq. Ft. & Imps. Blk 15 Assmt \$137,900 Lib 00000 Fl 000 Account No. 2069409 in District 18 on the Tax Roll of the Director of Finance,	MD 20743 and described as Pt Lots 1 Thru 5 8,273.0000 Sq. Ft. & Imps. Blk 22 Assmt \$83,667 Lib 00000 FI 000 Account No. 2037406 in District 18 on the Tax Roll of the Director of Finance, Defendants	MD 20785 and described as 5,500.0000 Sq. Ft. & Imps. Kentland Lot 13 Blk A Assmt \$93,800 Lib 00000 Fl 331 Account No. 1503267 in District 13 on the Tax Roll of the Di- rector of Finance, Defendants	9704 Jacqueline Drive, Fort Washington, MD 20744 and described as 12,523.0000 Sq. Ft. & Imps. Rose Valley Lot 1 Blk K assmt 218,600 LIB 00000 Fl 062, Account No. 355727 in District 05 on the Tax Roll of the Director of Finance,	9510 Rhode Island Avenue, College Park, MD 20740 and described as - ncoa 2nd 2010 - 6,252.0000 Sq. Ft. & Imps. Hollywood One The Lot 53 Blk 19 Assmt \$314,100 Lib 00000 FI 537, Account No. 2352557 in District 21 on the Tax Roll of the Director of Finance,	15616 Everglade Lane, Bowie, MD 20716 and described as UNIT 201 T- DT S/B 08/26/04 L20208 F613 1,175.0000 Sq. Ft. & Imps. Bowie Towers Condo Assmt \$170,000* Ac- count No.3582202 in District 07 on the Tax Roll of the Director of Fi- nance,
Defendants In the Circuit Court for Prince George's County, Maryland Civil Division	In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35293	In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35296	Defendants In the Circuit Court for Prince George's County, Maryland Civil Division	Defendants In the Circuit Court for Prince George's County, Maryland Civil Division	Defendants In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 13-35292	The object of this proceeding is to secure the foreclosure of all rights of	The object of this proceeding is to secure the foreclosure of all rights of	CAE 13-35618	CAE 13-35279	CAE 13-35301

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31ct day of Lanuary 2014 before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the intiff sting in a title in fee simple or leasehold free and clear of all encumbrances.

secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Marvland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances

# The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff e simple o and clear of all encumbrances.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Orde in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their re-spective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the a title in fee simple or leasehold free and clear of all encumbrances.

### CAE 13-35301

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the sting in the F and y aintif a title in fee simple or leasehold free and clear of all encumbrances.

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

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

True Copy—Test: Marilynn M. Bland, Clerk (1-16,1-23,1-30) 109893

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

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

Irue Copy—1	est:
Marilynn M. E	Bland, Clerk
109894	(1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109897 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109920 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109880 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109902 (1-16,1-23,1-30)

# **LEGALS**

# **LEGALS**

### NOTICE

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

> Substitute Trustees Plaintiffs

DOUGLAS E GASTON 1911 Colette Terrace District Heights, MD 20747

vs.

Defendant(s)

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

### Civil No. CAEF 13-27269

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1911 Colette Terrace, District Heights, MD 20747 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 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$105,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (1-16, 1-23, 1-30)109961

# NOTICE

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

Substitute Trustees Plaintiffs vs.

ANTONIO GILLIAM 2512 Markham Lane, Unit #2 Hyattsville, MD 20785

Defendant(s)

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

### Civil No. CAEF 13-22040

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2512 Markham Lane, Unit #2, Hyattsville, MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$179,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (1-16, 1-23, 1-30)109951

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

IONEL GIOVANNI STRATULAT 4000 35th Street Mount Rainier, MD 20712

Defendant(s)

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

### Civil No. CAEF 13-27364

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 4000 35th Street, Mount Rainier, MD 20712, 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 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$257,577.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109952 (1-16, 1-23, 1-30)

# NOTICE

Carrie M. Ward, et al.

Plaintiffs vs.

RONALD S. ANDREWS 16507 Eldbridge Lane Bowie, MD 20716

### George's County, Maryland Civil No. CAEF 13-27405

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 1219 Northern Lights Drive, 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 10th day of February, 2014 provided a copy of this NO-TICE be inserted in some newspa-per printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$295,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109974 (1-16,1-23,1-30)

# NOTICE

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

> Substitute Trustees Plaintiffs VS.

CARL V. ALLEN 5002 Roseld Court Oxon Hill, MD 20745 Defendant(s)

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

### Civil No. CAEF 13-22299

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 5002 Roseld Court, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109958 (1-16,1-23,1-30)

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

Defendant(s)

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

Civil No. CAE 13-04748

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16507 Eldbridge Lane, Bowie, MD 20716 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 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$213,889.47.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (1-16,1-23,1-30) 109963

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

vs.

PATRICIA E MEZU 1219 Northern Lights Drive Upper Marlboro, MD 20774

Defendant(s) In the Circuit Court for Prince

NOTICE

Substitute Trustees

Plaintiffs

**LEGALS** 

day of February, 2014. The report states the purchase price at the Foreclosure sale to be \$44,985.00.

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as 7232 G Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Dorrie Smith-Cleere, dated December 1, 2004, and recorded in Liber 21311 at folio 421 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### FEBRUARY 11, 2014 AT 9:18 AM

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

LOT NUMBERED SEVENTEEN (17), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "PLAT FOUR, HOLLY PARK", AS PER PLAT RECORDED IN PLAT BOOK WWW 44, AT PLAT NO. 11, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNLY, MARYLAND.

### The property is improved by a dwelling.

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

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

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

110051

(1-23,1-30,2-6)

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

### Improved by premises known as

7221 Mount Forrest Terrace, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Ruby Y King-Gregory and Robert L Gregory, dated March 29, 2007, and recorded in Liber 27700 at folio 350 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### FEBRUARY 11, 2014 AT 9:13 AM

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

LOT NUMBERED TWENTY (20) IN BLOCK LETTERED "A" IN THE SUB-DIVISION KNOWN AS "PLAT FIVE, FOREST MILL" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 160 AT PLAT 97.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

<u>110046</u>

<u>(1-23,1-30,2-6)</u> <u>110036</u>

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

LEGALS

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

4401 23rd Place, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Lilibeth G Madamesila, dated May 5, 2010, and recorded in Liber 31700 at folio 594 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### FEBRUARY 11, 2014

### AT 9:02 AM

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

LOT NUMBERED ELEVEN (11) IN BLOCK LETTERED "G" IN THE SUBDI-VISION KNOWN AS "MARLOW HEIGHTS" AS PER PLAT RECORDED IN PLAT BOOK WWW-28, PLAT NO. 39, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale. The purchaser. Condominium fees and/or homeowners association dues, if any, 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 sale shall be void and of no effect, and the purchaser shall be responsible for othe shall be vid and of no effect, and the purchaser shall be responsible for othe payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be limited to the refund of the deposit to the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall ass

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

(1-23,1-30,2-6)

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

# LEGALS

Improved by premises known as

### 4708 Amberfield Drive, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Lorrie L Brown aka Lorrie Simmons, dated March 31, 2007, and recorded in Liber 28537 at folio 255 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014**

### AT 9:15 AM

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

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN PRINCE GEORGES COUNTY, MARYLAND, NAMELY: LOT 73, IN BLOCK LETTERED "J", IN THE SUBDIVISION KNOWN AS "PLAT 40, LOTS 41 THRU 101, BLOCK "J" AND PARCEL "D", BLOCK "J" VILLAGES OF MARLBOROUGH", AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK VJ 170 AT NO. 23 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND.

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, 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. Purchaser shall have no further claim gainst the Substitute Trustees. Purchaser shall have no further claim physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

110048

(1-23,1-30,2-6) 110040

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 5544 Karen Elaine Drive 1532, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Carol A Tinsley, dated January 4, 2008, and recorded in Liber 29867 at folio 553 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014**

### AT 9:07 AM

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

UNIT NUMBERED ONE THOUSAND FIVE HUNDRED THIRTY TWO (1532) IN FRENCHMANS CREEK CONDOMINIUM AS DEFINED AND SET FORTH IN DECLARTION OF CONDOMINIUM DATED APRIL 30, 1982 AND RECORDED MAY 12, 1982 IN LIBER 5530 AT FOLIO 570 AND DELIN-EATED ON PLAT OF CONDOMINIUM SUBDIVISION RECORDED IN CONDOMINIUM PLAT BOOK NLP 116 AT CONDOMINIUM PLATS 3 THRU 9, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. BEING IN THE 20TH ELECTION DISTRICT TAX ACCOUNT NUMBER 20-2269157.

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 \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

(1-23,1-30,2-6)

<u>110039</u>

### 11370 Cherry Hill Road #103, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Elma Santos Melo aka Elma Santos-Melo, dated January 29, 2007, and recorded in Liber 27336 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, on

### **FEBRUARY 11, 2014**

### AT 9:06 AM

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

UNIT NO. 1-P-103 IN A PLAT OF CONDOMINIUM SUBDIVISION STYLED "PLAT AND PLAN OF CONDOMINIUM SUBDIVISION-MARYLAND FARMS CONDOMINIUM-PHASE 1",· AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK WWW 86 AT PLAT 2 THROUGH AND INCLUDING PLAT 14 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING ALL OF THE LAND AND PREMISES DECLARED TO BE SUBJECT TO A HORIZONTAL PROPERTY OR CONDOMINIUM REGIME BY A MASTER DEED DATED THE 15TH DAY OF JUNE, 1973 AND RECORDED THE 3RD DAY OF AUGUST, 1973 IN LIBER 4258 AT FOLIO 226, AMONG THE AFORESAID LAND RECORDS, BEING IN THE FIRST ELECTION DISTRICT.

### The property is improved by a dwelling.

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

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

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

(1-23,1-30,2-6)



**LEGALS** 

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

5805 40th Avenue, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Yese-nia E Paiz-Cruz, dated June 20, 2007, and recorded in Liber 28217 at folio 249 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014** AT 9:21 AM

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

LOT LETTERED "S" IN THE SUBDIVISION KNOWN AS "BERLING'S RE-SUBDIVISION OF LOTS 24,25,26, 27 AND 28, NORTHWEST HYATTSVILLE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK SDH 3 AT PLAT 39 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND. MORE COMMONLY KNOWN AS : 5805 40TH AVENUE, HY-ATTSVILLE, MD 20782.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

(1-23.1-30.2-6)110054

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

301 Biddle Road, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Kan-chan Rani and Tej Pal, dated January 27, 2006, and recorded in Liber 24542 at folio 534 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014** AT 9:22 AM

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

LOT NUMBERED FORTY-THREE (43) IN THE SUBDIVISION KNOWN AS "ACCOKEEK GROVES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK BB 6 AT PLAT NO. 66. SAVING AND EXCEPTING 500 SQUARE FEET CONVEYED TO COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY IN LIBER 2215 AT FOLIO 457 AND 1,000 SQUARE FEET CONVEYED TO PRINCE GEORGE'S COUNTY IN LIBER 6930 AT FOLIO 628.

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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNT 1, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

(1-23, 1-30, 2-6)<u>110126</u>

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

**LEGALS** 

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

8903 2nd Street, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Awah M Muma, dated August 31, 2004, and recorded in Liber 22744 at folio 383 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:00 AM

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

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, BEING MORE PARTICU-LARLY DESCRIBED AS FOLLOWS: LOT 221 IN A SUBDIVISION KNOWN AS PRINCESS GARDENS AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 117 AT PLAT 33 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING THE SAME PROPERTY AS CONVEYED IN A DEED DATED SEPTEMBER 16, 2003, BY EMMANUEL KUTI AND ESEROGHEN KUTI UNTO AWAH M. MUMA, RECORDED AMONG THE LAND RECORDS OF THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, IN LIBER NO. 18246, FOLIO 14. THE IMPROVE-MENTS THEREON BEING KNOWN AS 8903 2ND STREET, LANHAM, MD 20706

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within 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 delawated for any account of the trust of the purchaser. be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

<u>110229</u>

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

301-490-3361 SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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

301-490-3361

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

### IMPROVED REAL ESTATE

Improved by premises known as

### 1101 Wood Duck Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Clifton D Jones and Joan K Watson-Leonard aka Joan K Watson-Jones, dated August 10, 2012, and recorded in Liber 28678 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014**

AT 9:17 AM

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

ALL THAT PIECE OR PARCEL OF LAND, TOGETHER WITH THE IM-PROVEMENTS, RIGHTS, PRIVILEGES AND APPURTENANCES TO THE SAME BELONGING, SITUATE IN PRINCE GEORGE'S COUNTY, MARY-LAND, DESCRIBED AS FOLLOWS, TO WIT: LOT 54, IN BLOCK "D", AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PLAT 1, SECTION 4, PERRYWOOD", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK 170, AT PAGE 83. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 1101 WOOD DUCK COURT UPPER MARLBORO, MARYLAND - 20774.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$52,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes ground rent water rent and all other public be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

(1-23,1-30,2-6)

<u>110052</u>

110050

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE

# **IMPROVED REAL ESTATE**

Improved by premises known as

### 7004 Yellow Amber Court, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Yang Yu and Zhihui Zhao, dated July 8, 2005, and recorded in Liber 22932 at folio 500 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

# **FEBRUARY 11, 2014**

### AT 9:19 AM

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

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND DESCRIBED AS: LOT NUMBERED NINETY-SEVEN (97) IN BLOCK LETTERED "A" IN A SUBDIVISION KNOWN AS "PLAT OF COR-RECTION, PLAT TWELVE, YORKSHIRE KNOLLS" AS RECORDED IN PLAT NO. VJ 189 AT PLAT 38 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 7004 YELLOW AMBER COURT, CAPITOL HEIGHTS, MARYLAND - 20743.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer cretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fitteen days of ratification the deposit will be forfeited and the propwithin fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

<u>110242</u> (1-23,1-30,2-6)

Improved by premises known as 10211 Lily Green Court, Upper Marlboro, Maryland 20772

(1-30.2-6.2-13)

By virtue of the power and authority contained in a Deed of Trust from Sherry Simmons Ervin and Earl A Ervin, dated June 25, 2009, and recorded in Liber 30836 at folio 011 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:15 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED TWO (2), IN BLOCK LETTERED "N", IN THE SUBDIVISION KNOWN AS "PLAT TWENTY-SIX, MARLTON SOUTH", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 180 AT PLAT NO.77, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 bacis, including canitary charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

(1-30, 2-6, 2-13)



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

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

7904 ANNE CT. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 9, 2006 and recorded in Liber 27218, Folio 199 among the Land Records of Prince George's Co., MD, with an original principal balance of \$267,700.00 and an original interest rate of 6.895% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 4, 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 \$24,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sever charges, ground rent, whether incurred prior to or after the sale to be paid by 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 postsale 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 defaulted purchaser is subp

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

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

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

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

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

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

### 308 SERENA ST. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated September 14, 2007 and recorded in Liber 28659, Folio 463 among the Land Records of Prince George's Co., MD, with an modified principal balance of \$302,707.07 and an original interest rate of 4.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 2014 AT 11:52 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or whether incurred prior to or after the sale to be paid by the purchaser. All whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to datormination of whether the horrower entered into any renovlimited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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

(1-23,1-30,2-6) 109933

LEGALS

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

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

7703 MARWOOD DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 22, 2010 and recorded in Liber 31823, Folio 315 among the Land Records of Prince George's Co., MD, with an original principal balance of \$286,146.00 and an original interest rate of 4.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 4, 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 \$30,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If 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, shall be oconvey either insurable or marketable title, or if ratification of the sale is denied by the

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

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

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

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

(1-16,1-23,1-30)

109931

(1-16, 1-23, 1-30)

110091

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

BWW LAW GROUP, LLC

Bethesda, MD 20814 (301) 961-6555

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

### 1205 PENNYPACKER LA. A/R/T/A 1205 PENNY PACKER LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006 and recorded in Liber 25705, Folio 9 among the Land Records of Prince George's Co., MD, with an original principal balance of \$344,000.00 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

### FEBRUARY 4, 2014 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser ris to the property by said defaulted purchaser. If Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser such as the isk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting fr

### 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

### 1005 FALLCREST CT., UNIT #103 BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated November 3, 2008 and recorded in Liber 30147, Folio 3 among the Land Records of Prince George's Co., MD, with an original principal balance of \$173,061.00 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

### FEBRUARY 4, 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 described as Unit 4-103, Phase 13, Building 4, in the horizontal property regime known as "The Vistas at Lake Arbor, a 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 \$22,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser. If 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 ar

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

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

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

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

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

### 9008 O'RILEY DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated April 6, 2010 and recorded in Liber 31815, Folio 35 among the Land Records of Prince George's Co., MD, with an original principal balance of \$213,000.00 and an original interest rate of 5.49% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 4, 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 \$6,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the property by said defaulted purchaser.

### 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

109928

(1-16,1-23,1-30) 109936

(1-16,1-23,1-30)

Plaintiff

File: PG 13-3567

TOBIN, O'CONNOR & EWING

5335 Wisconsin Avenue, N.W.

Suite 700

Washington, DC 20015

L. Fitzhugh Reese, Amy Reese, Al-

liance Bank, North Oak Professional

Park Townhouse Condominium,

Prince George's County, Maryland

and all unknown owners of the

property described below; all heirs,

devisees, personal representatives,

and executors, administrators,

grantees, assigns or successors in

right, title, interest, and any and all

persons having or claiming to have

any interest in the property and

premises situate, in Prince George's

3016 Mitcheville Road, Bowie, MD

20716 and described as UNIT 3016-

202 2,639.0000 Sq. Ft. & Imps. North

Oak Assmt \$135,000 Lib 00000 Fl

178, Account No. 686485 in District

07 on the Tax Roll of the Director of

Defendants

County, Maryland known as:

vs.

LEGALS

# **LEGALS**

Plaintiff

File: PG 13-4147

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

vs.

Maurine L. Hill, United Mortgagea division of Margaretten & Company, Inc., Lender, George A. Resta, Trustee, Allan B. Bernstein, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

4007 Lyons Street, Temple Hills, MD 20748 and described as 4,070.0000 Sq. Ft. & Imps. Hillcrest Heights Lot Blk A Assmt \$126,100 Lib 00000 Fl 380 Account No. 492207 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35306

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances

## File: PG 13-3877

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

### **ORDER OF PUBLICATION**

US Bank as Custodian	for SPE 2013,
LLC,	
	Plaintiff

vs.

Personal Representative of the Estate of Betty J Watson, Laurence A Watson Jr., Betty J Watson, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

6205 Queens Chapel Road, Hyattsville, MD 20782 and described as Lot 11 Ex 130 Sq. Ft. (fin No Chg Rea 07) 5,265.0000 Sq.Ft. & Imps. Jenkins Sub Of Blk A Assmt \$237,200 Lib 00000 Fl 208 Account No. 1830272 in District 16 on the Tax Roll of the Director of Finance,

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35304

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances. The Defendants are hereby in-formed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

File: PG 13-4142

**LEGALS** 

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

vs.

# Plaintiff

Kimberly A. Gordon, Wesley J Lender, Herbert Cole, Adams, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

3332 Huntley Square Drive, Temple Hills, MD 20748 and described as Unit 3332-t-2 2,023.0000 Sq. Ft. & Imps. Huntley Square Assmt \$112,0000 Lib 00000 Fl 368, Account No. 1273671 in District 12 on the Tax Roll of the Director of Finance,

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35307

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-3547

# ORDER OF PUBLICATION

vs.

M.V. Construction Corp., Bank of America, N.A., PRLAP, Inc., Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

12519 Lanham Severn Road, Bowie, MD 20715 and described as Lot 28 & ADJ Parcel 190 EQ 1.5379 Acres. & Imps. Bowie-Liecester Blk 54 Assmt \$172,500 Lib 00000 Fl 415 Account No.1643089 in District 14 on the Tax Roll of the Director of Finance,

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 13-35300

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

scribed property sold, either directly

or via assignment, by the Collector of Taxes for the State of Maryland

and Prince George's County, Mary-land to the Plaintiff in the proceed-

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

for the redemption for the subject

property has not been paid, al-though more than six (6) months

from the date of the sale have ex-pired and more than two (2)

months from the date that the first

of the two (2) separate pre-suit No-

tices of the tax sale was sent to each

required interested party have ex-

It is thereupon this 6th day of Jan-

uary, 2014, by the Circuit Court for

Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order

in some newspaper having general circulation in Prince George's

County, Maryland, once a week for

three (3) consecutive weeks, on or before the 31st day of January, 2014

warning all persons having or

claiming to have any interest in the

property described above to appear in this Court by the 11th day of

March, 2014, and redeem their re-

spective property or answer the Complaint, or thereafter a Final De-

cree will be entered foreclosing all

rights of redemption in and as to the

property, and vesting in the Plaintiff

a title in fee simple or leasehold free

and clear of all encumbrances.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35282

Finance,

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-3784

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

Plaintiff vs.

Personal Representative of the Estate of Lillie McGee, Lillie McGee, Shante Marie McGee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

7021 Nimitz Drive, District Heights, MD 20747 and described as 8,842.0000 Sq. Ft. & Imps. District Heights Lot 11Blk W Assmt \$136,600 Lib 00000 Fl 452, Account No. 511246 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35283

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

**ORDER OF PUBLICATION** US Bank as Custodian for SPE 2013, US Bank as Custodian for SPE 2013, LLC, Plaintiff

TOBIN, O'CONNOR & EWING

5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

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

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

True Copy-Test: Marilynn M. Bland, Clerk 109907 (1-16,1-23,1-30)

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

True Copy—Test: Marilynn M. Bland, Clerk (1-16,1-23,1-30) 109905

NOTICE

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109908 (1-16,1-23,1-30)

NOTICE

Estate of Edward Menard and Estate of Ellen M Menard

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 13-27306

ORDERED, this 8th day of Janu-

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

Maryland, that the sale of the prop-

Substitute Trustees

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109901 (1-16,1-23,1-30)

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

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 13-30181

ORDERED, this 8th day of Janu-

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

Maryland, that the sale of the prop-

erty at 7110 East Spring Street, Lan-dover, Maryland 20785 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 10th day of February, 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

10th day of February, 2014, next. The report states the amount of

Marilynn M. Bland

Clerk of the Circuit Court for

Prince George's County, Md.

sale to be \$71,713.55.

True Copy—Test: Marilynn M. Bland, Clerk

Plaintiffs

Defendant

Substitute Trustees

Jacqueline A. Thompson

VS.

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109883 (1-16, 1-23, 1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109884 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees

# **LEGALS**

### NOTICE

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

vs.

Elias Tefera and

Woinshet Alemu

Defendants

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

### CIVIL NO. CAEF 13-23504

ORDERED, this 6th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 4225 Medallion Drive, Silver Spring, Maryland 20904 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 6th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of February, 2014, next. The report states the amount of

sale to be \$449,467.00.

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

<u>109852</u> (1-16,1-23,1-30)

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

Francisca Dadzie and Bruno Augustine

vs

Defendants

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

### CIVIL NO. CAEF 13-28934

ORDERED, this 8th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11310 Cherry Hill Road #101, Beltsville, Maryland 20705 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 10th day of February, 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 10th day of February, 2014. next.

The report states the amount of sale to be \$64,000.00.

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

<u>109947</u>

erty at 123 Appletree Lane, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et

al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 10th day of February, 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 10th day of February, 2014, next. The report states the amount of

sale to be \$110,038.70.

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

109946

(1-16,1-23,1-30) 109945 (1-16,1-23,1-30)

**CALL** 

301.627.0900

email brendapgp@gmail.com

NOTICE

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

Plaintiffs

Francoise Ngo Mbog Nonga

vs.

### Defendant

LEGALS

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

### **CIVIL NO. CAEF 13-27125**

ORDERED, this 8th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1836 Metzerott Road T7, Adelphi, Maryland 20783 men-tioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February 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 10th day of February, 2014, next.

The report states the amount of sale to be \$36,796.30.

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

(1-16,1-23,1-30)

(1-16, 1-23, 1-30)

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109943

Carlos Juarez and Claudia Castro Defendants IN THE CIRCUIT COURT FOR

Plaintiffs

PRINCE GEORGE'S COUNTY, MARYLAND

**CIVIL NO. CAEF 13-28933** 

ORDERED, this 8th day of Janu-ary, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2808 Birds Eye Lane, Bowie, Maryland 20715 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and con-firmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 next, pro-vided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of February, 2014, next.

The report states the amount of sale to be \$265,000.00.

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

109944

True Copy—Test: Marilynn M. Bland, Clerk





(1-16,1-23,1-30)

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

Plaintiffs

Defendants

**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

11302 KETTERING TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 1, 2007 and recorded in Liber 28201, Folio 155 among the Land Records of Prince George's Co., MD, with an original principal balance of \$243,750.00 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

### FEBRUARY 11, 2014 AT 11:56 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings 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 \$34,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus 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 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

# 1615 TULIP AVE. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated October 19, 2004 and recorded in Liber 21241, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$118,788.00 and an original interest rate of 6.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co. 14725 Main St. Linear Markhara MD, 20772 (Durud for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 4, 2014 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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

(1-16,1-23,1-30)

110089

# **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

# 5706 HEMLOCKTREE LA. CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 10, 2003 and recorded in Liber 17791, Folio 270 among the Land Records of Prince George's Co., MD, with an original principal balance of \$171,500.00 and an original interest rate of 5.500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co. 14735 Main St. Unper Markhoro MD 20772 (Duure) for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 2014 AT 11:50 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$18,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or costs of any tax safe are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser is responsible purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus 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 denosit without 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

(1-23, 1-30, 2-6)

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(1-23,1-30,2-6) 109927

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

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

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

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

# 13002 OLD FLETCHERTOWN RD. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated April 18, 2007 and recorded in Liber 32490, Folio 98 among the Land Records of Prince George's Co., MD, with an original principal balance of \$150,000.00 and an original interest rate of 7.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Mine Structure) and Main Charles and Maine And Ma Wing entrance, located on Main St.), on

### FEBRUARY 4, 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" 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 \$21,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordacosts of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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

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

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

Under a power of sale contained in a certain Deed of Trust dated March 15, 1999 and recorded in Liber 12969, Folio 264 among the Land Records of Prince George's Co., MD, with an original principal balance of \$35,000.00 and an original interest rate of 9.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 4, 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.

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

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

Towson, Maryland 21204

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

### 7100 FIREBRUSH COURT CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Michael C. Alejandro and Melodie R. Alejandro, dated June 26, 2006 and recorded in Liber 25734, Folio 158 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$310,500.00, 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 FEBRU-ARY 18, 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 \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to ac-cept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, rea-sonable attorney's fees, and all other charges due and incidental and 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

109930

(1-16,1-23,1-30) 110276 (1-30,2-6,2-13)

(1-16,1-23,1-30)

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

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

10700 BICKFORD AVE. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated December 30, 2005 and recorded in Liber 26856, Folio 714 among the Land Records of Prince George's Co., MD, with an original principal balance of \$192,000.00 and an original interest rate of 3.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 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" 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 \$18,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to determination of whether the horrower entered into any renavlimited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resele even if such surentitled 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

8025 NEW RIGGS RD. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007 and recorded in Liber 27377, Folio 596 among the Land Records of Prince George's Co., MD, with an original principal balance of \$416,000.00 and an original interest rate of 2.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court For Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 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" 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 \$50,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to datormination of whether the horrower entered into any renovlimited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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

### 110265

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

# 8503 LAVERNE DR. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated December 18, 2008 and recorded in Liber 30320, Folio 409 among the Land Records of Prince George's Co., MD, with an original principal balance of \$487,500.00 and an original interest rate of 1.86% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 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" 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 \$29,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are to the the the the truth are price being activities and the price of writing the date with the date funds are to the the the the the truth are price being activities and the truth are being activities. received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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 f ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

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(1-30.2-6.2-13)

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

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

### 12803 GLASGOW CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 28, 2005 and recorded in Liber 23357, Folio 571 among the Land Records of Prince George's Co., MD, with an original principal balance of \$330,000.00 and an original interest rate of 6.00000% 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

### FEBRUARY 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 \$36,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental ention, agricultural of other taxes of charges assessed by any governmental eff-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus 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

110267

4520 East West Highway, Suite 200 Bethesda, MD 20814 (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 entrance, located on Main St.), on

### FEBRUARY 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 \$34,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental ention, agricultural of other taxes of charges assessed by any governmental eff-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment acreament entered or paid of the loan prior to the sale. ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

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

# 7910 ELMWOOD LA. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October Under a power of sale contained in a certain beed of fusc taled october 19, 2000 and recorded in Liber 14268, Folio 191 among the Land Records of Prince George's Co., MD, with an original principal balance of \$74,000.00 and an original interest rate of 3.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance located on Main St.) on Wing entrance, located on Main St.), on

### FEBRUARY 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 \$14,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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

(1-30, 2-6, 2-13)110268 (1-30, 2-6, 2-13)110270 (1-30, 2-6, 2-13)

### MARYLAND DEPARTMENT **OF THE ENVIRONMENT** WATER MANAGEMENT ADMINISTRATION

### Notice of Application for State Wetland Licenses, Private Wetland Permits or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water Management Administration is reviewing the following ap-plications for State Wetland Licenses, Private Wetland Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materi-als. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the re-quest; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water Management Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3768. Written comments or requests for a hearing must be received on or before March 2, 2014.

### PRINCE GEORGE'S COUNTY

201361325/13-NT-0278: THE VELMEIR COMPANIES, with the of-fice address, 5757 West Maple Road, Suite 800, West Bloomfield, Michigan 48322, is proposing to demolish two existing one story buildings and con-struct a commercial CVS variety store/pharmacy, parking lot, stormwater management facilities and utilities located inpart in the 100year floodplain. The proposed project will not impact any nontidal wetlands but it will impact permanently nontidal wetland buffer 1,590 square feet, stream channel 10 linear feet (100 square feet), the 100-year floodplain 44,594 square feet, and will result in earth excavation of 1,014 cubic yards and earth fill of 3,112 cubic yards affected within the 100-year floodplain of the Mill Branch (Use 1-P waterway). The project site is located at 1910 Crain Highway, Bowie, Prince George's County, Maryland 20716. For more information on this project contact Imtiaz A. Choudhry at (410) 537-3813 or imtiaz.choudhry@maryland.gov.

110274

# ORDER OF PUBLICATION

JUPITER 2013, LLC Plaintiff VS.

James C. Jarman III; Federal National Mortgage Association; Sun-Trust Bank; Howard N. Bierman, Sub. Trustee; Jacob Geesing, Sub. Trustee; Carrie M. Ward, Sub. Trustee; Jackie Miller, Trustee, Merscorp Holdings Inc. For Mortgage Electronic Registration Systems, Inc. The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 10103 52nd Ave., College Park, MD 20740 and more particularly described as District 01 Account # 0065425

### Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35669

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

10103 52nd Ave., College Park, MD 20740 Lot Size 7,287 SF, being known as District 01 Account #0065425

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC

5525 TWIN KNOLLS ROAD, SUITE

COLUMBIA, MARYLAND 21045

UPPER MARLBORO, MARYLAND

SILVER SPRING, MARYLAND

PRINCE GEORGE'S COUNTY

County Administration Building

14741 Governor Oden Bowie Drive

All unknown owners of the prop-

erty described below, their heirs,

personal representatives and as-

signs, and any and all persons hav-

ing or claiming to have any interest

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 13-37634

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-

erty in Prince George's County, in the State of Maryland, sold by the

Office of Finance of Prince George's

Office of Finance of Prince George's County and the State of Maryland to the plaintiff in this proceeding. The property in Mellwood,15th Election District, described as fol-lows: 1.000 Acres, Trump Hill, Lot 9, 8100 Trump Hill Road, Upper Marlboro, Maryland 20772, Tax Ac-count 15-1776236, assessed to Fam-ily Lots LLC.

It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all per-sons interested in the property to appear in this Court by the 25th day of March, 2014, and redeem the property and answer the complaint

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Maryland

(1-30,2-6,2-13)

True Copy—Test: Marilynn M. Bland, Clerk

110208

Defendants

Upper Marlboro, Maryland 20772

SERVE: M. Andre Green

County Attorney

in the property.

ily Lots LLC.

vs.

FAMILY LOTS, LLC 14513 MAIN STREET

TRUMP HILL, LLC

8701 GEORGIA AVENUE

True Copy—Test: Marilynn M. Bland, Clerk 110187

(1-30,2-6,2-13)

LEGALS

### **ORDER OF PUBLICATION** JUPITER 2013, LLC

Plaintiff vs.

James M. Hargraves; Ruby D. Hargraves; Nationstar Mortgage, LLC; Scott B. Goldschein, Trustee; Merscorp Holdings Inc. For Mortgage Electronic Registration Systems Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 6707 Stockton Ln, New Carrollton, MD 20784 and more particularly described as District 02 Account #0161125

### Defendants In the Circuit Court for Prince George's County, Maryland CAE 13-35662

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

6707 Stockton Ln, New Carrollton, MD 20784 Lot Size 6,015 SF, being known as District 02 Account #0161125.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 110180 (1-30,2-6,2-13)

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1566

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

vs. KCC, LLC, and

### **ORDER OF PUBLICATION** JUPITER 2013, LLC

Plaintiff vs.

Campbell African Methodist Episcopal Church; Manufaturers and Traders Trust Co. F/K/A Provident Bank; Sharon M. Cooper, Trustee; Sterling E. Shuman, Jr., Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 11016 Spyglass Hill Dr, Bowie MD 20721 and more particularly described as District 13, Account #1510825

Defendants

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

CAE 13-35660 The object of this proceeding is to

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

11016 Spyglass Hill Dr, Bowie MD 20721, Lot Size 13,037 SF, being known as District 13, Account #1510825.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 0110167 (1-30,2-6,2-13)

### ORDER OF PUBLICATION File No. 13-PG-AL-1697

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

Plaintiff

Adeleve Adedeji, and Mortgage Electronic Registration Systems, Inc., Nominee Beneficiary for GE Money Bank, a federal sav-

## ORDER OF PUBLICATION JUPITER 2013, LLC

### Plaintiff VS.

Howard D. Coles II; Vennessea Coles; Bank of America, N.A. F/K/ABAC Home Loans Servicing, LP; Recontrust Company, N.A. Trustee; Merscorp Holdings Inc. For Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 5027 59th Ave., Hyattsville, MD 20781 and more particularly described as District 02 Account # 0164400

### Defendants In the Circuit Court for Prince George's County, Maryland CAE 13-35670

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

5027 59th Ave., Hyattsville, MD 20781, Lot Size 7,502 SF, being known as District 02 Account #0164400.

The Complaint states, among other things, that the amounts necessary or redemption have not been paid It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk (1-30,2-6,2-13) 110188

# ORDER OF PUBLICATION JUPITER 2013, LLC

John Ewing Jr.; Lawanna Ewing;

vs

Plaintiff

Plaintiff

Reginal N. Rodgers, Sr., and Citifinancial, Inc., and Margaretta Bradley, Trustee, and American General Financial Services (DE), Inc. and Charles H. Anderson, Trustee and Prince George's County, Maryland

### HSBC Mortgage Services, Inc.; Wells Fargo Bank, N.A., as Trustee for Stanwich Mortgage Loan Trust, Series 2010-2 Asset-Backed Pass-Through Certificates; John E.

# LEGALS

# **ORDER OF PUBLICATION** JUPITER 2013, LLC

Plaintiff VS.

Andrew F. Pritchard; The Palisades Homeowners Association, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 3819 Early Glow Ln, Bowie, MD 20716 and more particularly described as District 07 Account #0814699

Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35689

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

3819 Early Glow Ln, Bowie, MD 20716 Lot Size 1,757 SF, being known as District 07 Account #0814699.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Marilynn M. Bland, Clerk 110194 (1-30,2-6,2-13)

### **ORDER OF PUBLICATION**

File No. 13-PG-AL-1529

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

### ORDER OF PUBLICATION

### JUPITER 2013, LLC Plaintiff

(1-30)

325

20772

and

SUITE 300

20910

and

and

### vs.

Jose B. Morales Herrera; Bank of America, N.A., F/K/A Countrywide Home Loans Servicing LP, as Agent for Bank of New York. as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2005-22, Mortgage Pass-Through Certificates, Series 2005-22; OCWEN Loan Servicing F/K/A/ WMC Mortgage Corp.; Richard T. Cregger, Trustee; Gerald F. Miles, Jr., Sub. Trustee; Thomas P. Dore, Sub Trustee; Mark S. Devan, Esquire, Sub Trustee; Kristen K. Haskins, Sub Trustee; Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 3111 Kelliher Rd., Hyattsville MD 20782 and more particularly described as District 16, Account #1807205

### Defendants

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

CAE 13-35640

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

3111 Kelliher Rd., Hyattsville MD 20782, Lot Size 6,288 SF, being known as District 16, Account #1807205.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed

property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances. above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test	:
Marilynn M. Bla	nd, Clerk
0110132	(1-30,2-6,2-13)

Plaintiff Old Line Bank, and Joseph E Burnett, Trustee, and Christine M. Rush, Trustee and Prince George's County, Maryland

### And

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

### 7220 Wood Hollow Ter Unit 7220 Fort Washington, MD 20744

Property Description: Bldg 8 Unit 72 20 3,957.0000 Sq. Ft. & Imps. Rosedale Estates Account Number: 1242411 District: 12 Liber/Folio: 33181/267 Assessed to: KCC LLC,

### Defendants

In the Circuit Court for Prince George's County, Maryland CAE 13-39053

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

### 7220 Wood Hollow Ter Unit 7220 Fort Washington, MD 20744

Property Description: Bldg 8 Unit 72 20 3,957.0000 Sq. Ft. & Imps. Rosedale Estates Account Number: 1242411 District: 12 Liber/Folio: 33181/267 Assessed to: KCC 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 21st day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 14th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 25th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk (1-30, 2-6, 2-13)110200

ings bank and its successor and assigns, and GE Capital Retail Bank, and Richard T. Cregger, Trustee, and Prince George's County, Maryland

### And

vs.

Plaintiff

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

### 10246 Prince Pl Unit 22-T4 Upper Marlboro, MD 20774

Property Description: Unit 22-T4 Bldg 22 2,912.0000 Sq. Ft. & Imps. Pines Condominium Account Number: 1401637 District: 13 Liber/Folio: 19217/001 Assessed to: Adedeji, Adeleye

Defendants

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

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

### 10246 Prince Pl Unit 22-T4 Upper Marlboro, MD 20774

Property Description: Unit 22-T4 Bldg 22 2,912.0000 Sq. Ft. & Imps.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 21st day of January, 2014, by the Circuit Court for

plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

MARILYNN M. BLAND Clerk of the Circuit Court for

True Copy—Test: Marilynn M. Bland, Clerk 110199

Driscoll, III, Sub. Trustee; Robert E. Frazier, Sub. Tr.; Jana M. Gantt, Sub. Tr.; Laura D. Pollard Harris, Sub. Tr.; Daniel J. Pesachowitz, Sub. Tr.; Deena L. Reynolds, Sub. Tr.; Secured Funding Corp., Trustee; Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comp-troller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 15313 Maple Dr, Accokeek MD 20607 and more particularly described as District 05, Account #0355644 Defendants

## In the Circuit Court for Prince George's County, Maryland CAE 13-35642

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

15313 Maple Dr, Accokeek MD 20607, Lot Size 20,000 SF, being known as District 05, Account #0355644.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Driver Court for uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an inerest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Marilynn M. Bland, Clerk <u>0110133</u> (1-30,2-6,2-13)

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

### And

vs.

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

3227 Chester Grove Rd, Unit B Bldg 15, Upper Marlboro, MD 20774

Property Description: Unit B Bldg 15 (03eai-xtrs) & Imps. Westphalia Woods Account Number: 474189 District: 06 Liber/Folio: 19057/502 Assessed to: Rodgers, Reginal N Sr.,

Defendants

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

CAE 13-39051

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

# 3227 Chester Grove Rd, Unit B Bldg 15, Upper Marlboro, MD

Property Description: Unit B Bldg 15 (03eai-xtrs) & Imps. Westphalia Woods

Account Number: 474189 District: 06 Liber/Folio: 19057/502 Assessed to: Rodgers, Reginal N Sr.,

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the incertion of a conv of the Order

the insertion of a copy of this Order in a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 14th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 25th day of March, 2014 and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered for accessing all will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk (1-30, 2-6, 2-13)110198

# CAE 13-39052

Pines Condominium Account Number: 1401637 District: 13 Liber/Folio: 19217/001 Assessed to: Adedeji, Adeleye

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 14th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 25th day of March, 2014 and redeem the Property, and answer the Com-

# Prince George's County, Maryland

(1-30,2-6,2-13)

LEG	AIS	LEG		LEG	AIS
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
JUPITER 2013, LLC vs.	FELICIA WU C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146	BEOR FUND 1, LLC 53 E BROADWAY, 1ST FLOOR BEL AIR, MARYLAND 21014	BEOR FUND 1, LLC 53 E BROADWAY, 1ST FLOOR BEL AIR, MARYLAND 21014	APPLIED CIVIL ENGINEERING, INC. 9470 Annapolis Road, Ste. 414	BEOR FUND 1, LLC 53 E BROADWAY, 1ST FLOOR BEL AIR, MARYLAND 21014
Albert Green, Jr.; Ephonia M. Green; Ida M. Green; Monarch Bank; An- drew N. Lock, Tr.; William T. Morri-	21146	Plaintiff v.	Plaintiff v.	Lanham, Maryland 20706 Plaintiff	Plaintiff v.
son, Trustee; Merscorp Holdings Inc. for Mortgage Electronic Regis-	PAUL WU C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201	PDC LINCOLNSHIRE, INC.	MORRIS SMALL	VS.	VOX II, LLC
tration Systems, Inc.; The State of Maryland, Comptroller of Mary-	SEVERNA PARK, MARYLAND 21146	and	and	MILDRED PERRY a/k/a MILDRED DAVIS PERRY 4221 Marne Place, N.E.	and
land; PG County; All Persons that have or claim to have any interest in the property known as 4611	PLAINTIFFS V.	PNC BANK, NATIONAL ASSOCI- ATION AS SUCCESSOR-IN-IN-	CYNTHIA Y. SMALL	Washington, D.C. 20019	THE LAST SURVIVING MEMBERS AND ASSIGNS OF VOX II, LLC
Palomino Xin, Upper Marlboro MD 20772 and more particularly de-		TEREST TO THE CITIZENS NATIONAL BANK, N.A.	and	and	and
scribed as District 15, Account #3982048 Defendants	LARRY J. HEADEN, PERSONAL REPRESENTATIVE OF THE ES- TATE OF DANIEL F. HEADEN	and	BANK OF AMERICA, NATIONAL ASSOCIATION F/K/A SUBURBAN TRUST COMPANY	WILLIE PRINGLE 4221 Marne Place, N.E. Washington, D.C. 20019	CHESAPEAKE BANK OF MARY- Land
In the Circuit Court for Prince George's County,	SERVE: 6623 ROSEMONT STREET,	MICHAEL D. NORD, SUBSTITUTE TRUSTEE	and	and	and
Maryland CAE 13-35652	UPPER MARLBORO, MD 20772 SERVE: 1401 FIRST STREET	and	DONALD F. WOOD, TRUSTEE	RUTH GLOVER 4221 Marne Place, N.E.	MARY LYNN WILLARD, TRUSTEE
The object of this proceeding is to secure the foreclosure of all rights of	LANHAM, MARYLAND 20706	MICHAEL C. BOLESTA, SUBSTITUTE TRUSTEE	and	Washington, D.C. 20019	and
redemption in the following prop- erty in Prince George's County, sold by the Collector of Taxes for the	SERVE: C/O BENNIE NORRIS JR. 4106 LONE OAK DRIVE	and	SOUTHWEST CAPITAL INVEST- MENTS, LLC	and	MARK D. FREYER, TRUSTEE and
Prince George's County and the	NASHVILLE, TN 37215	DANIEL I. COLTON	and	DOROTHY WHEELER 4221 Marne Place, N.E. Werkington, D.C. 20010	KINGSVIEW LIMITED PARTNER-
State of Maryland to the plaintiff in this proceeding:	AND ELLA D. HEADEN	and	HOWARD N. BIERMAN, TRUSTEE	Washington, D.C. 20019 and	SHIP
4611 Palomino Xin, Upper Marlboro MD 20772, Lot Size 22,496 SF, being	SERVE: C/O BENNIE NORRIS JR.	DENNIS A. LASKIN	and	ANN OCCHINO	and
known as District 15, Account #3982048.	4106 LONE OAK DRIVE NASHVILLE, TN 37215	and	JACOB GEESING, TRUSTEE	4221 Marne Place, N.E. Washington, D.C. 20019	STEPHEN C. HOSEA, TRUSTEE
The Complaint states, among other things that the amounts necessary	SERVE: 1401 FIRST STREET	ELLIS KOCH, TRUSTEE	and	and	CHARLES F. STUART, TRUSTEE
things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan- uary, 2014, by the Circuit Court for Prince George's County, ORDERED,	LANHAM, MARYLAND 20706	and	CARRIE M. WARD, TRUSTEE	AURELIAN BURTON	and
uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion	(All persons having or claiming to have an interest in the property sit-	CAROL EAST, TRUSTEE	and	4221 Marne Place, N.E. Washington, D.C. 20019	PULTE HOME CORPORATION
of a copy of this Order in some newspaper having general circula- tion in Prince George's County once	uate and lying in Prince George's County and known as:)	M.T. LANEY COMPANY, INC.	RALPH J. DIPIETRO, TRUSTEE	and	and
tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-	1401 FIRST STREET LANHAM, MARYLAND 20706	and	and	UNKNOWN OCCUPANT residing at	RICHARD S. LEHMANN, TRUSTEE
ested in the properties listed above to appear in this Court by the 25th	AND	DIRT PLUS, INC.	CFNA RECEIVABLES (MD) INC. F/K/A/ CITIFINANCIAL, INC.	106 Jonquil Avenue	and
day of March, 2014, and redeem the property in which they have an in-	PRINCE GEORGE'S COUNTY	and	and	Hyattsville, Maryland 20785	NANCY HAAS, TRUSTEE
terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-	MARYLAND SERVE: M. Andree Green, ESQ., COUNTY ATTORNEY	SLAVIE FEDERAL SAVINGS BANK ALSO KNOWN OF	JAMES M MARTIN, TRUSTEE	and STATE OF MARYLAND	and
demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encum-	County Administration Bldg. 14741 Governor Oden Bowie Dr.	RECORD AS SLAVIE FEDERAL CREDIT UNION	and	Care of: Douglas F. Gansler Attorney General	I.P.H. PROPERTIES, LLC
brances.	Upper Marlboro, MD 20772	and	HOUSEHOLD FINANCE CORPO- RATION IIII	200 St. Paul Place Baltimore, Maryland 21202	and
MARILYNN M. BLAND Clerk of the Circuit Court for Prince County Memiler d	AND	PRINCE GEORGE'S COUNTY	and	and	JACKSON T. PRINTZ, JR. TRUSTEE
Prince George's County, Maryland True Copy—Test:	UNKNOWN OWNERS OF THE PROPERTY:	And heirs, devisees, personal repre- sentatives, and executors, adminis-	THE STATE OF MARYLAND	UNKNOWN OWNER OF PROP-	and
Marilynn M. Bland, Clerk 0110143 (1-30,2-6,2-13)	1401 FIRST STREET LANHAM, MARYLAND 20706	trators, grantees, assigns or successors in right, title, interest,	and	ERTY 106 Jonquil Avenue, Hy- attsville, Map 067, Grid A4, Parcel 0000, Acct No. 18-2010726	JAMES P. MERRY, TRUSTEE
ORDER OF PUBLICATION	The Unknown owner's heirs de-	and any and all persons having or claiming to have any interest in the	PRINCE GEORGE'S COUNTY	the unknown owner's heirs, de- visees and personal representatives	and
JUPITER 2013, LLC	visees, and Personal Representa- tives and their or any of their heirs,	property and premises situate in the County of Prince George's	And heirs, devisees, personal repre- sentatives, and executors, adminis-	and their or any of their heirs, de- visees, executors, administrators,	LSG LANDSCAPE ARCHITEC- TURE INC.
Plaintiff vs.	devisees, executors, administrators, grantees, assigns, or successors in	Property Address: 0 Karen Blvd	trators, grantees, assigns or successors in right, title, interest,	grantees, assigns or successors in right title and interest	F/K/A LEWIS SCULLY GIONET, INC.
Claire T. Toles; Fidelity Mortgage C/O Delta Funding Corporation;	right, title and interest	Account Number: 18 4023321 Description: Phase 2, 9.5400 Acres	and any and all persons having or claiming to have any interest in the	and	and
David N. Prensky, Esquire, Trustee; Merscorp Holdings Inc. for Mort-	Defendants	Villages At Lincolnshire Assmt: \$1,558,400.00	property and premises situate in the County of Prince George's	THE COUNTY OF PRINCE GEORGE'S	DRAIN TAMERS, INC.
gage Electronic Registration Sys-	In the Circuit Court for	Liber/Folio: 19062/242	Property Address: 4201 Monroe	GEORGE 5 Serve on: Stephanie Anderson	and

gage Electronic Registration Sys-In the Circuit Court for Prince George's County, Maryland tems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or CASE NO.: claim to have any interest in the CAE 13-37837 property known as 12400 Parkton

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

Liber/Folio: 19062/242

Description: 6,727.0000 Sq. Ft. &

Upper Marlboro, Maryland 20772

Defendants

THE LAST SURVIVING DIREC-TORS AND ASSIGNS OF DRAIN TAMERS, INC.

and

t., Fort Washington MD 20744 and more particularly described as District 05, Account #0324426 Defendants

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

### CAE 13-35654

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

12400 Parkton St., Fort Washington MD 20744, Lot Size 12,764 SF, being known as District 05, Account #0324426.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 0110145 (1-30,2-6,2-13)

### NOTICE

IN THE MATTER OF: Lidia T Wale

# FOR THE CHANGE OF NAME TO: Lidya Fekadu

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

### Case No. CAE 14-01549

A Petition has been filed to change the name of Lidia T Wale to Lidya Fekadu.

The latest day by which an objection to the Petition may be filed is February 17, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 110272 (1-30) secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George' County described as: Lot 1 EX 1425 SQFT & Lot 2 EX 150 SQ FT 5,575,0000 SQ.FT & IMPS. GLE-NARDEN HEIGHTS BLK 19, ASSMT \$200,100 LIB 00000 FL 004 located at 1401 First Street, Lanham, Maryland 20706 Tax Account No. 13-1440338, Deed Ref. 2085442 and assessed to Daniel F. Headen.

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

expired. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 14th day of February, 2014, warning all persons interested in the property to appear in this Court by the 25th day of March, 2014 and rethe 25th day of March, 2014 and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and close of all engumbers 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 110202 (1-30,2-6,2-13)

### NOTICE

IN THE MATTER OF: Lena Kai Boggess-de Bruin

FOR THE CHANGE OF NAME TO: Kai Elea Boggess-de Bruin

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

Case No. CAE 14-00573

A Petition has been filed to change the name of Lena Kai Boggess-de Bruin to Kai Elea Boggess-de Bruin. The latest day by which an objection to the Petition may be filed is February 17, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 110220 (1-30)

## CAE 13-36382

Assessed To: PDC Lincolnshire

Inc.

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

Property Address: 0 Karen Blvd Account Number: 18 4023321 Description: Phase 2, 9.5400 Acres Villages At Lincolnshire Assmt: \$1,558,400.00 Liber/Folio: 19062/242 Assessed To: PDC Lincolnshire Inc.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 14th day of February 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 25th day of March, 2014, and redeem the Property, and answer the Com-

plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 110177 (1-30,2-6,2-13)

IN THE MATTER OF: Marlene Martinez

FOR THE CHANGE OF NAME TO: **Camila Martinez** 

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

Case No. CAE 14-00581

A Petition has been filed to change the name of Marlene Martinez to Camila Martinez.

The latest day by which an objec-tion to the Petition may be filed is February 17, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 110221 (1-30)

Assmt: \$252,800.00 Liber/Folio: 04884/753 Assessed To: Small, Morris, & Cynthia Y

Lot 1, Blk A

Property Address: 4201 Monroe

Account Number: 02 0102715

Street

Imps. Colmar Manor

In the Circuit Court for Prince George's County, Maryland CAE 13-36381

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

Property Address: 4201 Monroe Street Account Number: 02 0102715 Description: 6,727.0000 Sq. Ft. & Imps. Colmar Manor

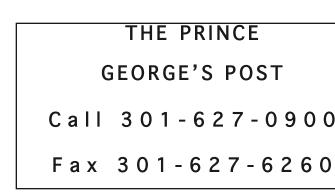
Lot 1, Blk A Assmt: \$252,800.00 Liber/Folio: 04884/753 Assessed To: Small, Morris, & Cynthia Y

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a conv of the Order

the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 14th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 25th day of March, 2014, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered for elosing all will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 110178 (1-30,2-6,2-13)



And all other persons having or claiming to have an interest in 106 Jonquil Avenue, Hyattsville

Serve on: Stephanie Anderson

County Administration Building

14741 Governor Oden Bowie Drive

County Attorney

# In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35170

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 106 Jonquil Avenue, Hy-attsville, Account No. 18-2010726 and assessed to Mildred Perry a/k/a Mildred Davis Perry, Willie Pringle Ruth Glaver Dorothy Pringle, Ruth Glover, Dorothy Wheeler, Ann Occhino, and Aurelian Burton, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in these proceedings:

106 Jonquil Avenue, Hyattsville, District 18, Map 067, Grid A4, Parcel 0000, Acct No.: 2010726

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing

a Complaint has expired. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County,

Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a gen-eral circulation once a week for three (3) successive weeks, before the 14th day of February, 2014, warning all persons interested in said property to be and appear in this Court by the 25th day of March, 2014, to redeem the property, 106 2014, to redeem the property, 106 Jonquil Avenue, Hyattsville, Ac-count No. 18-2010726, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the prop-erty and vesting in the Plaintiff, AP-PLIED CIVIL ENGINEERING, INC., a title, free and clear of all en-cumbrances except for ground

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

True Copy—Test: Marilynn M. Bland, Clerk (1-30,2-6,2-13) 110207

### 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: 0 Livingston Road Account Number: 05 0277772 Description: Chas Co Line, 2.0000 Acres Map 170 Grid E2 Par 031 Assmt: \$81,200.00 Liber/Folio: 16725/288 Assessed To: Vox II, LLC

### In the Circuit Court for Prince George's County, Maryland CAE 13-39034

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

Property Address: 0 Livingston Road Account Number: 05 0277772 Description: Chas Co Line, 2.0000 Acres Map 170 Grid E2 Par 031 Assmt: \$81,200.00 Liber/Folio: 16725/288 Assessed To: Vox II, 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 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 14th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 25th day of March, 2014, and redeem the

Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Marilynn M. Bland, Clerk 110176 (1-30,2-6,2-13)

# NOTICE



# Fax (301) 627-6260

\* \* \* \* \*

Your Newspaper 01 Legal Record

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

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

3020 TRAYMORE LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated July 26, 2006 and recorded in Liber 26038, Folio 244 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$407,025.50 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

### FEBRUARY 4, 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 \$39,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sever charges, ground rent, whether incurred prior to or after the sale to be paid by 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 postsale 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 defaulted purchaser shall

### 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

11352 CHERRY HILL RD., UNIT #301 BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated October 13, 2006 and recorded in Liber 34701, Folio 243 among the Land Records of Prince George's Co., MD, with an original principal balance of \$188,000.00 and an original interest rate of 7.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 4, 2014 AT 11:14 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit I-Y 301 in a plan of condominium subdivision styled "Plat and Plan of condominium subdivision Maryland Farms Condominium Phase 1" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser.

### 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

### 109925

(1-16,1-23,1-30)

110087

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

### 8630 LESLIE AVE. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 22, 2008 and recorded in Liber 30409, Folio 530 among the Land Records of Prince George's Co., MD, with an original principal balance of \$405,000.00 and an original interest rate of 1.8700% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 2014 AT 11:48 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, to gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may 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 o

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

(1-23,1-30,2-6)

(1-16,1-23,1-30)

BWW LAW GROUP, LLC

BWW LAW GROUP, LLC

109923

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

LEGALS

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

### 4022 LYONS ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated July 2, 2007 and recorded in Liber 28327, Folio 171 among the Land Records of Prince George's Co., MD, with an original principal balance of \$385,500.00 and an original interest rate of 1.14% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 2014 AT 11:57 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental ention, agricultural of other taxes of charges assessed by any governmental eff-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

LEGALS

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

### 17808 MERINO DR. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated October 20, 2005 and recorded in Liber 24005, Folio 149 among the Land Records of Prince George's Co., MD, with an original principal balance of \$355,000.00 and an original interest rate of 6.88% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 4, 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 \$52,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, to gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water / sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If 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 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

LEGALS

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

### 929 CAPITOL HEIGHTS BLVD. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated September 26, 2006 and recorded in Liber 27400, Folio 282 among the Land Records of Prince George's Co., MD, with an original principal balance of \$313,500.00 and an original interest rate of 5.8000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 2014 AT 11:49 AM

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

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

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, to gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser, if such 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

### 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

(1-16,1-23,1-30) 110088

(1-23,1-30,2-6)

# **ORDER OF PUBLICATION**

JUPITER 2013, LLC

vs.

Wilfredo Munoz; Bank of America, NA; PRLAP, Inc., Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 5111 59th Ave., Hyattsville, MD 20781 and more particularly described as District 02 Account #0141192

### Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland CAE 13-35671

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

5111 59th Ave., Hyattsville, MD 20781 Lot Size 6,664 SF, being known as District 02 Account #01411192.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:	
Marilynn M. Bland	l, Clerk
110189	(1-30,2-6,2-13)

# **ORDER OF PUBLICATION**

JUPITER 2013, LLC Plaintiff VS.

Makia J. Smith; Nationstar Mortgage, LLC F/K/A/ Aurora Bank, FSB, F/K/A Lehman Brothers Bank, F/K/A Champion Mortgage Co.; Rick Skogg, Trustee; John S. Burson, Sub. Trustee: William M. Savage, Sub Trustee; Gregory N. Britto, Sub. Trustee; Jason Murphy, Sub Trustee; Kristine D. Brown, Sub. Trustee; Erik W. Yoder, Sub. Trustee; Merscorp Holdings Inc. for Mortgage

### **ORDER OF PUBLICATION** JUPITER 2013, LLC Plaintiff

vs.

Adrian Mobley; Leslie Mobley; Nationstar Mortgage, LLC; Recontrust Company, N.A., Trustee; Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 11610 Mordente Dr, Clinton MD 20735 and more particularly described as District 05, Account #0320150

Defendants

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

# CAE 13-35643

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

11610 Mordente Dr, Clinton MD 20735, Lot Size 18,828 SF, being known as District 05, Account #0320150.

The Complaint states, among other for redemption have not been paid. It is thereupon this 21st day of January, 2014, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Marilynn M. Bland, Clerk

<u>0110134</u> (1-30,2-6,2-13)

Troy Townes; Deutsche Bank N.T.C.

on behalf of Financial Asset Securi-

ties Corp. Soundview Home Loan

Trust 2007-WMC1, Asset-Backed

Certificates, Series 2007-WMC1;

John J. Romano, Trustee; Merscorp

Holdings Inc. for Mortgage Elec-

tronic Registration Systems, Inc.;

The State of Maryland, Comptroller

JUPITER 2013, LLC

vs.

# **ORDER OF PUBLICATION**

LEGALS

JUPITER 2013, LLC Plaintiff vs.

Michael A. Dunn; Dianne Dunn; Wells Fargo Bank, National Association; Secretary of Housing & Urban Development; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 4400 Morgan Rd., Suitland MD 20746 and more particularly described as District 06, Account #0650721

Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35644

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

4400 Morgan Rd., Suitland MD 20746, Lot Size 11,390 SF, being known as District 06, Account #0650721.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Marilynn M. Bland, Clerk 0110135 (1-30,2-6,2-13)

# **ORDER OF PUBLICATION**

Plaintiff

Bryan E. Powell; The Bank of New

### **ORDER OF PUBLICATION** JUPITER 2013, LLC

Plaintiff

Cynthia Bonita Wallace; K. Hovnanian American Mortgage, L.L.C.; scorp Holdings Inc. for Mortgage Electronic Registration Systems, troller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 7506 Nanjemoy Dr, Brandywine MD 20613 and more particularly described as District 11, Account #3832672

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

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

7506 Nanjemoy Dr, Brandywine MD 20613, Lot Size 20,063 SF, being known as District 11, Account

MARILYNN M. BLAND Clerk of the Circuit Court for

True Copy—Test: Marilynn M. Bland, Clerk 0110137 (1-30,2-6,2-13)

# ORDER OF PUBLICATION

JUPITER 2013, LLC Plaintiff

vs.

Cesar Natera; Juana Polanco; Nationstar Mortgage, LLC; Dynamic Settlements, LLC, A Forfeited Maryland Limited Liability Company, Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland: PG County; All Persons that have or claim to have any interest in the property known as 9520 51st Ave., College Park MD 20740 and more particularly described as District 21, Account #2427680

# **ORDER OF PUBLICATION** JUPITER 2013, LLC

Plaintiff VS.

Greta Smallwood Hardie; Bobby Hardie, Jr.; HSBC Bank USA, N.A. for the Benefit of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates; Edward S. Cohn, Sub. Trustee; Stephen N. Goldberg, Sub Trustee; Richard E. Solomon. Sub. Trustee; Richard J. Rogers, Sub. Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 2904 Northern Dancer Rd., Bowie MD 20721 and more particularly described as District 07, Account #3509049

### In the Circuit Court for Prince George's County, Maryland CAE 13-35649

Defendants

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

2904 Northern Dancer Rd., Bowie MD 20721, Lot Size 30,593 SF, being known as District 07, Account #3509049.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having general cir-culation in Prince George's County culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Marilynn M. Bland, Clerk 0110140 (1-30,2-6,2-13)

### ORDER OF PUBLICATION JUPITER 2013, LLC Plaintiff

vs.

Steven Padgett; Schamell M. Padgett; Nationstar Mortgage, LLC; Recontrust Company, N.A., Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland,

# **ORDER OF PUBLICATION**

LEGALS

JUPITER 2013, LLC Plaintiff

VS.

Kenneth W. Thornton; Marcia A. Wade-Thornton; Nationstar Mortgage, LLC; Echols, Purser & Glenn, PLLC, Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 5307 Atherstone Ter, Upper Marlboro MD 20772 and more particularly described as District 15, Account #3722139

Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35641

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

5307 Atherstone Ter, Upper Marlboro MD 20772, Lot Size 12,780 SF, being known as District 15, Account #3722139

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Tes	t:
Marilynn M. Bla	Ind, Clerk
0110131	(1-30,2-6,2-13)

### **ORDER OF PUBLICATION**

JUPITER 2013, LLC

vs.

Plaintiff

Damon Jordan; Tomeka Jordan; Wintrust Mortgage Corporation; Rose Creek Estates Homeowners Assoc., Inc.; First American Title Insurance Company, Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 7202 Palmetto Sunrise Ct, Brandywine MD 20613 and more particularly described as District 11, Account #3645009

JUPITER 2013, LLC **ORDER OF PUBLICATION** 

vs.

York Mellon, F/K/A The Bank of New York as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-2: Hillcrest Towne Homeowners Association, Inc.; Samuel I. White, P.C., Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 2019 North Anvil Ln, Temple Hills MD 20748 and more particularly described as District 12, Account #1336734

# vs.

Catherine Gentille, Trustee; Mer-Inc.; The State of Maryland, Comp-

> Defendants CAE 13-35646

#3832672.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula tion in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

Prince George's County, Maryland

Registration stems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 1902 Paris Ct, Bowie MD 20716 and more particularly described as District 07, Account #0818005

Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35653

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

1902 Paris Ct, Bowie MD 20716, Lot Size 12,260 SF, being known as District 07, Account #0818005.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. To redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks warning all persons interweeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Marilynn M. Bland, Clerk 0110144 (1-30,2-6,2-13)

land; PG Count sons that have or claim to have any interest in the property known as 15100 Narrows Ln, Bowie MD 20716 and more particularly described as District 07, Account #0748673

Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland CAE 13-35647

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

15100 Narrows Ln, Bowie MD 20716, Lot Size 12,561 SF, being known as District 07, Account #0748673.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having general cir-culation in Prince George's County culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Marilynn M. Bland, Clerk <u>0110138</u> (1-30,2-6,2-13) Defendants

In the Circuit Court for Prince George's County, Maryland CAE 13-35648

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

2019 North Anvil Ln, Temple Hills MD 20748, Lot Size 2,263 SF, being known as District 12, Account #1336734

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2014, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an inerest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encum-

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

0110139 (1-30,2-6,2-13) Defendants

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

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

9520 51st Ave., College Park MD 20740, Lot Size 6,250 SF, being known as District 21, Account #2427680.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an inproperty in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Marilynn M. Bland, Clerk 0110136 (1-30,2-6,2-13)

Comptroller of Marvland: PG County; All Persons that have or claim to have any interest in the property known as 915 Nova Ave., Capitol Heights MD 20743 and more particularly described as District 18, Account #2022382

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

> > CAE 13-35650

Defendants

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

915 Nova Ave., Capitol Heights MD 20743, Lot Size 4,540 SF, being known as District 18, Account #2022382.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-teract erest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encum-

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

True Copy—Test: Marilynn M. Bland, Clerk (1-30,2-6,2-13) 0110141

Defendants

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

### CAE 13-35651

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

7202 Palmetto Sunrise Ct, Brandywine MD 20613, Lot Size 12359 SF, being known as District 11, Account #3645009.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of Warch 2014 and redoom the day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Marilynn M. Bland, Clerk 0110142 (1-30, 2-6, 2-13)





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CAE 13-35645

File: PG 13-3710

Suite 700

**ORDER OF PUBLICATION** 

Janet E. Tuma, John Hanson Savings

premises situate, in Prince George's

10414 Angora Drive, Cheltenham,

MD 20623 and described as

10,875.0000 Sq. Ft. & Imps. Rolling

Acres Park Lot 5 Blk A Assmt

\$197,200 Lib 00000 Fl 008, Account

No. 1188069 in District 11 on the Tax

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 13-35291

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the hereinabove de

scribed property sold, either directly

or via assignment, by the Collector

of Taxes for the State of Maryland

and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other

things, that the amount necessary for the redemption for the subject

property has not been paid, al-though more than six (6) months

from the date of the sale have ex

pired and more than two (2)

months from the date that the first

of the two (2) separate pre-suit No-

tices of the tax sale was sent to each

required interested party have ex-

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for

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

the insertion of a copy of this Order

in some newspaper having general circulation in Prince George's

County, Maryland, once a week for

three (3) consecutive weeks, on or

before the 31st day of January, 2014

warning all persons having or

claiming to have any interest in the

property described above to appear in this Court by the 11th day of

March, 2014, and redeem their re-

spective property or answer the Complaint, or thereafter a Final De-

cree will be entered foreclosing all

rights of redemption in and as to the

property, and vesting in the Plaintiff

ing.

Defendants

Roll of the Director of Finance,

County, Maryland known as:

vs.

File: PG 13-3753

**LEGALS** 

Plaintiff

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

**ORDER OF PUBLICATION** 

US Bank as Custodian for SPE 2013, LLC,

vs.

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

File: PG 13-3915

### **ORDER OF PUBLICATION**

US Bank as Custodian for	SPE 2013,
LLC,	
	Plaintiff

Jose B Iraheta, The Bank of New York Mellon, George H. Mantakos, Trustee, Robert P. Warr, Trustee, Mortgage Electronic Registration Systems, Inc., Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

8907 48th Avenue, College Park, MD 20740 and described as W Half Lt 2,3 EX Sw Cor Eq 67 6SF & Pt of E Half Its 2,3 Eq 291 291 8,073.0000 Sq. Ft. & Imps. Bewley Estates Assmt \$208,700 Lib 00000 Fl 099, Account No. 2393775 in District 21 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 13-35288

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

JS Bank as Custod LLC,	lian for SPE 2013,
	Plaintiff
VS.	

Gessie E Hill, Personal Representative of the Estate of John Daniel Hill, John Daniel Hill, Bank of America NA, successor by merger to Nationsbank, NA, PRLAP, Inc., as successor to TIM, Inc., Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as

6109 Reed Street, Landover, MD 20785 and described as 5,668.0000 Sq. Ft. & Imps. Englewood-resub Lot 107 Blk C Assmt \$114,400 Lib 00000 Fl 650, Account No. 2042331 in District 18 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35297

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption and as to property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

### File: PG 13-3580

**LEGALS** 

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

## **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013,

vs.

Plaintiff

Mario R. Minor, Charida L. Cowans-Minor, Intervale Mortgage Corporation, William A. Markwat, Trustee, Mortgage Electronic Registration Systems, Inc., Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

700 Lisle Drive, Bowie, MD 20721 and described as Plat 10 2,250.0000 Sq. Ft. & Imps. Arbor Park Lot 17 Blk H Assmt \$193,500 Lib 00000 Fl 297, Account No. 1527357 in District 13 on the Tax Roll of the Director of Finance.

Defendants

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

# CAE 13-35281

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-3775

# TOBIN, O'CONNOR & EWING

5335 Wisconsin Avenue, N.W.

Suite 700 Washington, DC 20015

# **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC, US Bank as Custodian for SPE 2013, LLC,

Plaintiff vs. Sharmaine E Rogers, Prince

George's County, Maryland and all & Loan Inc., Bank of America, PRLAP, Inc., Charles A. Dukes, Jr., unknown owners of the property described below; all heirs, devisees, Trustee, Gerald A. Cousino, Trustee, Prince George's County, Maryland personal representatives, and executors, administrators, grantees, asand all unknown owners of the signs or successors in right, title, property described below; all heirs, interest, and any and all persons devisees, personal representatives, having or claiming to have any inand executors, administrators, terest in the property and premises grantees, assigns or successors in situate, in Prince George's County, right, title, interest, and any and all persons having or claiming to have Maryland known as: any interest in the property and

5207 Stoney Meadow Drive, District Heights, MD 20747 and described as Plat 3 1500.0000 Sq. Ft. & Imps. Regency Meadows Lot 151 Assmt \$154,100 Lib 00000 Fl 000, Account No. 518589 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

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

# CAE 13-35285

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final De-cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances

### The Defendants are hereby

in

# LEGALS

### File: PG 13-3783

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

Plaintiff

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

Plaintiff vs.

Sabrina D Gaines, Citifinancial, Inc, Eagle Bank, Thomas Mee, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

6803 Marlboro Pike, District Heights, MD 20747 and described as Lot 4 Ex 1104 SQ Ft At Fr 10,211.0000 Sq. Ft. & Imps. Hartman Assmt \$356,133 Lib 00000 Fl 257, Account No. 579177 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35284

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109889 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109898 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109882 (1-16,1-23,1-30) formed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk (1-16,1-23,1-30) 109886

a title in fee simple or leasehold free and clear of all encumbrances.

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

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

True Copy-Test: Marilynn M. Bland, Clerk 109892 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109885 (1-16,1-23,1-30)

# **LEGALS**

### NOTICE

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

> Substitute Trustees Plaintiffs

vs.

IOLA T. MARTIN 13712 Orme Road Brandywine, MD 20613

Defendant(s)

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

### Civil No. CAEF 13-22181

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13712 Orme Road, Brandywine, MD 20613 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 10th day of February, 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 10th day of February, 2014

The report states the purchase price at the Foreclosure sale to be \$530,640.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109950 (1-16,1-23,1-30)

# NOTICE Carrie M. Ward, et al.

4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees Plaintiffs

FRANK JAMES JOHNSON VICTORIAL JOHNSON 2407 Iverson Street, Unit # 2407 irta 2407 Ivenson Street Temple Hills, MD 20748 Defendant(s)

vs.

In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-27265

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 2407 Iverson Street, Unit # 2407, irta 2407 Ivenson Street, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$37,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (1-16,1-23,1-30) 109960

# 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

Abou Sylla Lacina Óuattara 8120 Mandan Terrace Greenbelt, MD 20770

Defendants

**LEGALS** 

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30455

Notice is hereby given this 9th day of January, 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 10th day of February, 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 10th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$352,174.26. The property sold herein is known as 8120 Mandan Terrace, Greenbelt, MD 20770.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109969 (1-16, 1-23, 1-30)

# NOTICE

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

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-14704

Notice is hereby given this 8th day of January, 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 10th day of February, 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 10th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale states the amount of the foreclosure sale price to be \$243,572.02. The property sold herein is known as 5008 Ravenswood Road, Riverdale MD 20737.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109968 (1-16, 1-23, 1-30) NOTICE

**LEGALS** 

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

> Substitute Trustees Plaintiffs vs.

DOVI AKOUMANY AFIAVI AKOUMANY 12520 Chelton Lane Bowie, MD 20715

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

Defendant(s)

### Civil No. CAE 12-25069

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 12520 Chelton Lane, Bowie, MD 20715 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 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$227,800.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109970 (1-16,1-23,1-30)

# NOTICE

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

> Substitute Trustees Plaintiffs

MARCELLUS R.TYLER, SR. 3504 Lumar Drive Fort Washington, a/r/t/a Oxon Hill, MD 20744 Defendant(s)

vs.

### In the Circuit Court for Prince George's County, Maryland Civil No. CAE 13-18228

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 3504 Lumar Drive, Fort Washington, a/r/t/a Oxon Hill, MD 20744 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 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$350,709.06.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109962 (1-16,1-23,1-30)

Charles Daryl Kirks Deborah A. Kirks 5008 Ravenswood Road

# Substitute Trustees

# Riverdale MD 20737 Defendants

v.

# Plaintiffs

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

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

3603 OAKLAWN RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 14, 2007 and recorded in Liber 27212, Folio 65 among the Land Records of Prince George's Co., MD, with an original principal balance of \$169,400.00 and an original interest rate of 6.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co. 14735 Main St. Unper Marlboro MD. 20772 (Duval for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 4, 2014 AT 11:10 AM

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

The property, and any improvements thereon, will be sold in an "as is" con-dition and subject to conditions, restrictions and agreements of record 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 (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus results from improvements to the property by said defaulted purchaser. plus 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

15603 ORCHARD RUN DR. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated January 14, 2008 and recorded in Liber 29238, Folio 647 among the Land Records of 14, 2008 and recorded in Liber 29238, Folio 647 among the Land Records of Prince George's Co., MD, with an original principal balance of \$417,000.00 and an original interest rate of 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

### FEBRUARY 11, 2014 AT 11:44 AM

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

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

Terms of Sale: A deposit of \$51,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to determination of whether the borrower entered into any renavlimited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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

### (1-23, 1-30, 2-6)

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

4101 55TH AVE. BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated June 20, 2007 and recorded in Liber 28330, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$221,000.00 and an original interest rate of 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

### FEBRUARY 11, 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" 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 \$24,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay-ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus results from improvements to the property by said defaulted purchaser. plus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or f 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

109921

(1-16,1-23,1-30) 110083 110084

(1-23, 1-30, 2-6)

# **LEGALS**

### BWW LAW GROUP, LLC

**BWW LAW GROUP, LLC** 

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

### 5278 WEST BONIWOOD TURN CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated March 6, 2007 and recorded in Liber 27512, Folio 695 among the Land Records of Prince George's Co., MD, with an original principal balance of \$269,000.00 and an original interest rate of 4.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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" 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 \$35,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental ention, agricultural of other taxes of charges assessed by any governmental eff-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus 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 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

LEGALS

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

# 12105 TAWNEY LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated June 18, 2007 and recorded in Liber 28264, Folio 399 among the Land Records of Prince George's Co., MD, with an original principal balance of \$356,400.00 and an original interest rate of 5.380% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 2014 AT 11:55 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and 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 \$48,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion, agricultural or other taxes or charges assessed by any governmental en-tity as condition to procredation are payable by methoger whether or not tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 chall not be and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such sur-plus 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

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

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

# 14400 DARREN CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006 and recorded in Liber 26136, Folio 419 among the Land Records of Prince George's Co., MD, with an original principal balance of \$816,000.00 and an original interest rate of 7.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance located on Main St.) on Wing entrance, located on Main St.), on

### FEBRUARY 4, 2014 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$82,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate con-tained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratifi-cation of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recorda-tion agricultural or other taxes or charges assessed by any governmental ention, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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 sur-plus 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 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

110123 (1-23, 1-30, 2-6)

(1-23, 1-30, 2-6)109922

# ORDER OF PUBLICATION

### **ORDER OF PUBLICATION** JAY ENDELMAN 53 E Broadway, 1st Floor Bel Air, Maryland 21014 BEOR FUND 1, LLC 53 E Broadway, 1st Floor Bel Air, Maryland 21014 Plaintiff ALICE G. PEARMON JAMES F. TOBIN 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 Address: 0 Cherry Tree Crossing Rd Account Number: 11 1174986 Description: 1.000 Acres Map 145, Grid E1, Par 154 Assmt: \$65,000.00 Liber/Folio: 03464/987 Assessed To: Pearmon, Albert J & Alice G

property and premises situate in the

County of Prince George's

and

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35331

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

Property Address: 0 Cherry Tree
Crossing Rd
Account Number: 11 1174986
Description: 1.000 Acres
Map 145, Grid E1,
Par 154
Assmt: \$65,000.00
Liber/Folio: 03464/987
Assessed To: Pearmon, Albert J &
Alice G

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 13th day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 7th day of February 2014, warning all persons interested in the said properties to be and appear in this Court by the 18th day of March, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

### MARILYNN M BLAND

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: 0 Woodland

Plaintiff

Way Account Number: 21 2341188 Description: 10,662.0000 Sq. Ft. Woodland Hills, Lot 9 Blk A Assmt: \$70,620.00 Liber/Folio: 04938/667 Assessed To: Tobin, James F.

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 13-35330

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: 0 Woodland
Way
Account Number: 21 2341188
Description: 10,662.0000 Sq. Ft.
Woodland Hills,
Lot 9 Blk A
Assmt: \$70,620.00
Liber/Folio: 04938/667
Assessed To: Tobin, James F.
The Complete tetator and a st

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 13th day of Jan-uary, 2014, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 7th day of February, 2014, warning all persons interested in the said properties to be and appear in this Court by the 18th day of March, 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 ince George's County, Maryland

# LEGALS

### **ORDER OF PUBLICATION**

BEOR FUND 1, LLC 53 E Broadway, 1st Floor Bel Air, Maryland 21014 Plaintiff JOE BURDEN, SR. and

# JOE BURDEN, JR.

and

### PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 4015 29th Street Account Number: 17 1956713 Description: S Half of Lots 1,2,3 11,250.0000 Sq. Ft. & Imps. Mt. Rainier Blk 11 Assmt: \$285,400,00 Liber/Folio: 11600/180 Assessed To: Burden, Joe Sr. & Georginna & Joe Jr.

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35328

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

Property Address: 4015 29th Street Account Number: 17 1956713 Description: S Half of Lots 1,2,3 11,250.0000 Sq. Ft. & Imps. Mt. Rainier Blk 11 Assmt: \$285,400.00 Liber/Folio: 11600/180 Assessed To: Burden, Joe Sr. & Georginna & Joe Jr.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 7th day of February, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 18th day of March, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

# **ORDER OF PUBLICATION**

DELORES BROOKS

trators, grantees,

Assmt: \$44,400.00

Liber/Folio: 06598/212

and

and

A/K/A DELORISE BROOKS

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

successors in right, title, interest,

and any and all persons having or

claiming to have any interest in the

property and premises situate in the

Property Address: 0 Tilghman Ln

Description: Lot 5 Parcel 2 Eq. 507

Assessed To: Hall, Beatrice V & De-

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 13-35329

lores Brooks

Account Number: 06 0505990

County of Prince George's

BEOR FUND 1, LLC

# TOBIN, O'CONNOR & EWING 53 E Broadway, 1st Floor Bel Air, Maryland 21014

or

assigns

Acre S 22,085.0000 Sq.

Ft. Tilghman Estates

5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015 Plaintiff

vs.

### ORDER OF PUBLICATION

File: PG 13-3903

US Bank as Custodian for SPE 2013,

Plaintiff

Tyrone S. Wren, Clarice Wren, Mortgage Electronic Registration Systems, Inc., Empire Funding Corporation, Aurora Loan Services, LLC, successor to BNC Mortgage Inc., Morton Faller, Trustee, Vinh Pham, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

1917 Palmer Park Road, Landover, MD 20785 and described as Resub 4,631.0000 Sq. Ft. & Imps. Palmer Park -resub Lot 69 Blk 3 Assmt \$103,700 Lib 00000 Fl 000 Account No. 1563964 in District 13 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 13-35299

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final De-

### File: PG 13-4174

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

VS.

### Plaintiff

John L. Dacruz, Nicole Dacruz, US Bank, National Association as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Banked Certificates, Series 2006-AB2, Lender, Dennis L. Trent, Trustee, Treetop Condominium Association, Prince George's County, Marvland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

10124 Campus Way, Unit 301-1B, Upper Marlboro, MD 20774 and described as 3rd Supplementary Plat Unit 301-1B 1,432.0000 Sq. Ft. & Imps. Treetop Condo Assmt \$100,000 Lib 00000 Fl 000 Account No. 1418706 in District 13 on the Tax Roll of the Director of Finance.

### Defendants

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

### CAE 13-35278

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de-scribed property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in the State of Maryland, County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in State of Maryland to the plaintiff in this proceeding: Property Address: 0 Tilghman Ln Account Number: 06 0505990 Description: Lot 5 Parcel 2 Eq. 507 Acre S 22,085.0000 Sq. Ft. Tilghman Estates Assmt: \$44,400.00

Liber/Folio: 06598/212 Assessed To: Hall, Beatrice V & Delores Brooks

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 13th day of Jan-uary, 2014, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 7th day of February, 2014, warning all persons interested in the said properties to be and ap-pear in this Court by the 18th day of March, 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-

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

True Copy—Test: Marilynn M. Bland, Clerk 109984 (1-23,1-30,2-6)

True Copy—Test: Marilynn M. Bland, Clerk 109985 (1-23,1-30,2-6)

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

> True Copy—Test: Marilynn M. Bland, Clerk 110118 (1-23,1-30,2-6)

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 109986 (1-23,1-30,2-6)

# THE PRIN E EORGE'S POS G

# NEWSPAPER

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

cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

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

NOTICE

4520 East West Highway, Suite 200 Bethesda, MD 20814

DWAYNE L. CROWDER 9811 Lake Point Court, Unit # 303

Substitute Trustees Plaintiffs

Defendant(s)

Carrie M. Ward, et al.

vs.

LYNDA EDWARDS

9811 Lake Pointe Court

Upper Marlboro, MD 20785

True Copy—Test: Marilynn M. Bland, Clerk 109900 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109879 (1-16,1-23,1-30)

# LEGALS

### NOTICE

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

> Substitute Trustees Plaintiffs

WALTER EUGENE QUEEN 7305 Crafford Place Fort Washington, MD 20744

vs.

Defendant(s)

**LEGALS** 

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

### Civil No. CAEF 13-28798

Notice is hereby given this 16th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceed-ings and described as 7305 Crafford Place, Fort Washington, MD 20744 made and reported by the Substi-AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 2014 provided a copy of this NO-TICE be inserted in some newspaper printed in said County, once in each of three successive weeks be-fore the 18th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$74,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD. True Copy—Test: Marilynn M. Bland, Clerk 110164 (1-23, 1-30, 2-6)

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

Substitute Trustees Plaintiffs vs.

CLEO T. WALLS 11200 Brandywine Road Clinton, MD 20735

Defendant(s)

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

### Civil No. CAEF 13-30198

Notice is hereby given this 15th day of January, 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 11200 Brandywine Road, Clinton, MD 20735 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 18th day of February, 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 February, 2014.

The report states the purchase price at the Foreclosure sale to be \$183,0000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD. True Copy—Test: Marilynn M. Bland, Clerk 110169 (1-23, 1-30, 2-6) Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

NOTICE

Substitute Trustees Plaintiffs vs.

SYLVIA D. MCMORRIS 11510 Burning Tree Court Bowie, MD 20721

Defendant(s)

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

### Civil No. CAE 13-04708

Notice is hereby given this 15th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11510 Burning Tree Court, Bowie, MD 20721 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 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 February, 2014.

The report states the purchase price at the Foreclosure sale to be \$307,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD. True Copy—Test: Marilynn M. Bland, Clerk 110172 (1-23,1-30,2-6) Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

NOTICE

Plaintiffs

ANTHONY L. WILLIAMS 9612 Tiberias Drive

Notice is hereby given this 15th day of January, 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 9612 Tiberias Drive,

Upper Marlboro, MD 20772-5415

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 February, 2014 provided a copy of this NO-

TICE be inserted in some newspa-per printed in said County, once in

each of three successive weeks be-

fore the 18th day of February, 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.

(1-23,1-30,2-6)

True Copy—Test: Marilynn M. Bland, Clerk

\$168,630.00.

110171

### In the Circuit Court for Prince In the Circuit Court for Prince George's County, Maryland George's County, Maryland Civil No. CAEF 13-22232 Civil No. CAE 13-00198

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 9811 Lake Point Court, Unit # 303, 9811 Lake Pointe Court, Upper Marlboro, 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 10th day of February, 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 10th day of February, 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 109956 (1-16,1-23,1-30)

### NOTICE

LEGALS

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

Substitute Trustees Plaintiffs vs.

ROBERT O. MCCOLLUM A/K/A ROBERT ONEIL MCCOLLUM ROCHELLE L. MILLS A/K/A ROCHELLE LEVONIA MILLS 4206 Ethan Thomas Drive Clinton, MD 20735

Defendant(s)

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

### Civil No. CAEF 13-28795

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4206 Ethan Thomas Drive, Clinton, MD 20735 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$389,420.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109955 (1-16,1-23,1-30)

# Substitute Trustees VS.

Upper Marlboro, MD 20772-5415

Defendant(s)

Plaintiff

### File: PG 13-3689

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

### ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs.

Randolph Hannibal, Mortgage Electronic Registration System, Inc., JP Morgan Chase, successor by merger to Chase Home Finance, Custom Mortgage Corporation, U.S. Bank National Association as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2, Kenneth J. Mac-Fadyen, Trustee, James J. Loftus, Trustee, Miriam S. Fuchs, Trustee, Lisa Blades, Trustee, Jeff Huston, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

6411 Walker Mill Road, Capitol heights, MD 20743 and described as 17,193.0000 Sq. Ft. & Imps. Thomason Sub Lot 6 Assmt \$101,300 Lib 00000 Fl 130, Account No. 3335007 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

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

### CAE 13-35294

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-3726

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

### ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013,

Plaintiff vs.

Thomas E Powell, Personal Representative of the Estate of Thomas E Powell, Personal Respresentative of the Estate of John F Powell, Pamela J Monaco, John F Powell, Census Federal Credit Union, Peter Oestringer, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

6908 Northgate Parkway, Clinton, MD 20735 and described as 10,149.0000 Sq. Ft. & Imps Crestview Manor Lot 5 Blk L Assmt \$236,600 Lib 00000 Fl 100, Account No. 942094 in District 09 on the Tax Roll of the Director of Finance,

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35290

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Comp or thereafter a Final D cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-4080

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

Plaintiff vs.

Kenyan Hunter, Personal Representative of the Estate of Flore Hunter, Flore Hunter, PNC Bank, NA, Carol Leet Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

5405 Powathan Road, Riverdale, MD 20737 and described as 7,252.0000 Sq. Ft. & Imps. Grettas Addn To Lot 21 Blk 2 Assmt \$182,100 Lib 00000 Fl 000 Account No. 2143725 in District 19 on the Tax Roll of the Director of Finance,

### Defendants

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

### CAE 13-35274

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceeding

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee sii le or leasehold free and clear of all encumbrances.

## File: PG 13-4123

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

### ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, Plaintiff vs.

Economic Development & Training Institute Inc., Severn Savings Bank, FSB, Alan J. Hyatt, Trustee, Jonathan M. Wall, Trustee, Robert D. Miller, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

5627 Allentown Road, Suitland, MD 20746 and described as T-dt S/b 08/27 L20217 F577 3.0000 Sq. Ft. & Imps. Princeton Assmt \$103,000 Lib 00000 Fl 577 Account No. 416701 in District 6 on the Tax Roll of the Director of Finance,

### Defendants

In the Circuit Court for

# Prince George's County, Maryland Civil Division

### CAE 13-35275

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 6th day of Jan uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff title in fee simple or leasehold free and clear of all encumbrances.

### LEGALS

### File: PG 13-4063 TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W.

Suite 700 Washington, DC 20015

### ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

> Plaintiff vs.

Shawn C Hughes, Metlife Home Loans, MERS, Michelle Slatterv Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

5418 Danby Avenue, Oxon Hill, MD 20745 and described as 2004 Eai-x Trs 11, 189.0000 Sq. Ft. & Imps. Clearview Manor lot 7 Blk E Assmt \$222,200 Lib 00000 Fl 172 Account No. 1302967 in District 12 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35271

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de scribed property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final De-cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

### File: PG 13-4162

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

> Plaintiff VS.

Personal Representative of the Estate of Carroll A Johnson, Carroll A Johnson, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

6007 Old Branch Avenue, Temple Hills, MD 20748 and described as Pt Lot 59 Eq. 8670 Acr ES 37,767.0000 Sq. Ft. & İmps. TB Middleton Assmt \$179,200 Lib 00000 Fl 165 Account No. 515429 in District 6 on the Tax Roll of the Director of Finance.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35270

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have exand more than two (2) pired months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final De-cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances

# **LEGALS**

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109895 (1-16,1-23,1-30) The Defendants are hereby in-formed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk 109891 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109876 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109877 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109873 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109872 (1-16,1-23,1-30)

# LEGALS

### NOTICE

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

> Substitute Trustees Plaintiffs

CARLOS PRIVADO 1836 Metzerott Road, Unit#1801 Hyattsville, MD 20783

vs.

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-30160

Notice is hereby given this 23rd day of January, 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 1836 Metzerott Road, Unit #1801, 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 24th day of February, 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 24th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$102,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD. True Copy—Test: Marilynn M. Bland, Clerk 110218 (1-30.2-6.2-13)

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

# THERESA A. SHELTON ROBERT L. COLEMAN 6915 Vallery Street Riverdale, MD 20737-3052

Defendant(s)

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

### Civil No. CAEF 13-30299

Notice is hereby given this 23rd day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6915 Vallery Street, Riverdale, MD 20737-3052 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 24th day of February, 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 24th day of February, 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 110219 (1-30,2-6,2-13)

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

PORSHA LUDD JEROME LOGAN 5116 Ludlow Drive Temple Hills, MD 20748

Defendant(s)

**LEGALS** 

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

### Civil No. CAEF 13-28703

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 5116 Ludlow Drive, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$161,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109954 (1-16,1-23,1-30)

# NOTICE

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

vs.

MARVIN MURRILL AKA MARVIN E MURRILL JR. 5829 Ottawa Street Oxon Hill, MD 20745

### Defendant(s)

# In the Circuit Court for Prince

### George's County, Maryland Civil No. CAE 13-08346

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5829 Ottawa Street, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$233,234.06.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109966 (1-16,1-23,1-30)

# NOTICE

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

**LEGALS** 

Substitute Trustees Plaintiffs vs.

Defendant(s)

Springdale, MD 20774

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

### Civil No. CAEF 13-22096

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9429 Bluefield Road, Springdale, MD 20774 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$254,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109973 (1-16,1-23,1-30)

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

ADAM Q. CARPENTER ZAKIYA M ZAID 14302 Nags Head Drive Accokeek, MD 20607 Defendant(s)

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

Civil No. CAEF 13-27263

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in the sale of the property mentioned in these proceedings and described as 14302 Nags Head Drive, Accokeek, MD 20607 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$476,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109948 (1-16, 1-23, 1-30)

Substitute Trustees Plaintiffs

# MARTIN A. ENO GRACLYN A. ENO

9429 Bluefield Road

January 30 – February 5, 2014 – The Prince George's Post – A41

this proceeding:

Assmt: \$67,000.00

Liber/Folio: 32454/589

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 13-35327

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-

erty in the State of Maryland, County of Prince George's, sold by the Collector of Taxes for the

County of Prince George's and the State of Maryland to the plaintiff in

Joshua Woods Lot 5

Ft

Property Address: 0 Noah Dr Account Number: 12 1231588

Description: 74,429.0000 Sq.

Assessed To: Principe, Andrew

The Complaint states, among other

# LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 7927 Mandan Road Unit # 204, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Michelle E Bailey aka Michelle Bailey, dated September 21, 2007, and recorded in Liber 28780 at folio 255 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute Trustees will offer for sale at public auction at the front of the Duya Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014**

### AT 9:10 AM

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

UNIT NO. 654 IN A HORIZONTAL PROPERTY REGIME KNOWN AS "GREENBRIAR CONDOMINIUM-PHASE III", ESTABLISHED BY A CON-DOMINIUM DECLARATION RECORDED 04/21/1977 IN LIBER 4750, FOLIO 774 AS AMENDED BY DECLARATION RECORDED 06/17/1977 IN LIBER 4775, FOLIO 474 AND AS SHOWN ON A PLAT OF CONDOMINIUM SUBDIVISION ENTITLED, "GREENBRIAR CONDOMINIUM-PHASE III", RECORDED IN PLAT BOOK NLP 96 AT PLATS 93 THROUGH 100, INCLU-SIVE, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, TOGETHER WITH THE FACILITIES AND OTHER APPUR-TENANCES TO SAID UNIT, WHICH UNIT AND APPURTENANCES HAVE BEEN MORE SPECIFICALLY DEFINED IN THE DECLARATION AFORE-SAID AND INCLUDING THE FEE IN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID REGIME APPLICTENANT TO SAID UNITS AS SUCH INTEREST IS SET OUT AND DEFINED IN THE SAID DECLARATION AS THE SAME MAY BE LAWFULLY REVISED OR AMENDED FROM TIME TO TIME; SAID PROPERTY BEING IN THE 21ST ELECTION DISTRICT. TOGETHER WITH ALL OF THE RIGHTS, AND SUB-JECT TO THE OBLIGATIONS CONTAINED IN DECLARATIONS OF COVENANTS DATED 11/11/1974 AND RECORDED 11/14/1974 IN LIBER 4435 AT FOLIO 623 AND DATED 12/11/1975 AND RECORDED 12/12/1975 IN LIBER 4564 AT FOLIO 762. THE IMPROVEMENTS THEREON BEING KNOWN AS 7927 MANDAN ROAD, GREENBELT, MARYLAND - 20770.

### The property is improved by a dwelling.

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

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

LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### Improved by premises known as

### 15207 Joppa Place, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Pa-tricia Peterson and Michael Peterson, dated April 17, 2008, and recorded in Liber 31370 at folio 231 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-Stitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014** AT 9:03 AM

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

LOT NUMBERED EIGHT (8) IN BLOCK LETTERED "A", IN THE SUBDIVI-SION KNOWN AS "PLAT ONE, COLLINGTON STATION", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK NLP 145 AT PLAT 46.

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 \$49,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the Is the successful bldder, the deposit requirement is warved. 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 the date the funds are received in the office of the date of the date 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. within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the purchaser for the date of sale. purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

(1-23,1-30,2-6)

110037

# **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

### **LEGALS**

ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 53 E Broadway, 1st Floor Bel Air, Maryland 21014 Plaintiff	FELICIA WU C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146
v.	PAUL WU
ANDREW PRINCIPE	C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND
and	21146
BARDON, INC.	PLAINTIFFS V.
and	GEOVANNI JAMES
EMMA JAYE SCHLUETER	SERVE: 3709 40TH PLACE BRENTWOOD, MD 20722-1610
ROCKWOOD CASUALTY INSUR- ANCE COMPANY	SERVE: 3011 TRACY LANE UPPER MARLBORO, MD 20744
and	AND
FORD MOTOR CREDIT COM- PANY, LLC F/K/A/ FORD MOTOR CREDIT COMPANY	(All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's County and known as:)
and	3011 Tracy Lane
GRANITE GRANNIES, INC.	Upper Marlboro, MD 20774
and	AND
THE STATE OF MARYLAND	PRINCE GEORGE'S COUNTY MARYLAND
and	SERVE: M. Andree Green, ESQ., COUNTY ATTORNEY
PRINCE GEORGE'S COUNTY	County Administration Bldg. 14741 Governor Oden Bowie Dr.
And heirs, devisees, personal repre- sentatives, and executors, adminis-	Upper Marlboro, MD 20772
trators, grantees, assigns or successors in right, title, interest,	AND
and any and all persons having or claiming to have any interest in the	UNKNOWN OWNERS OF THE PROPERTY:
property and premises situate in the County of Prince George's	3011 TRACY LANE UPPER MARLBORO, MARYLAND 20774
Property Address: 0 Noah Dr Account Number: 12 1231588	
Description: 74,429.0000 Sq. Ft. Joshua Woods Lot 5 Assmt: \$67,000.00 Liber/Folio: 32454/589 Assessed To: Principe, Andrew	The Unknown owner's heirs de- visees, and Personal Representa- tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland CASÉ NO.: CAE 13-36395

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

All that property in Prince George's County described as: Forestville T-dt S/b 08/30/04 L20224f627 Cae 09-17287, 21,231.0000 Sq. Ft. & Imps., Assmt \$114,200 Map 081 Grid F4 Par 189 Lib 00000 Fl, located at 3011 Tracy Lane, Upper Marlboro, Mary-land 20774, Tax Account No. 06-0491423 0491423

Deed Ref. 31711/582 and assessed to Geovanni James

The Complaint states, among other

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

expired. It is thereupon this 13th day of Jan-uary, 2014, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-

three (3) successive weeks on or be-fore the 7th day of February, 2014,

warning all persons interested in the

property to appear in this Court by the 18th day of March, 2014 and re-

expired.

McCabe, Weisberg & Conway, LLC

110043

(1-23,1-30,2-6)

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### Improved by premises known as

### 4303 Maple Road, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Made-line T Smith, dated November 8, 2007, and recorded in Liber 29187 at folio 155 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014**

### AT 9:12 AM

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

BEGINNING FOR THE NORTHERLY FIFTY (50) FEET BY FULL DEPTH THEREOF OF LOT NUMBERED FIFTY-NINE (59) IN "SECOND ADDITION TO MORNINGSIDE, AND RE-SUBDIVISION AND A REPLAT OF MORN-INGSIDE", PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK BB#7, PLAT #95 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF MAPLES AND THE NORTHERLY LINE OF LOT 59, SAID POINT BEARING SOUTH 13 DEGREES 17 MINUTES WEST 100 FEET FROM THE SOUTHERLY LINE OF PINE GROVE THENCE FOLLOWING MAPLES WEST LINE SOUTH 13 DEGREES 17 MINUTES WEST 50.00 FEET TO A POINT THENCE LEAVING SAID WEST LINE AND BEARING NORTH 76 DEGREES 43 MINUTES WEST 180.00 FEET TO A POINT, THENCE NORTH 13 DEGREES 17 MINUTES EAST 50.00 FEET TO A POINT THENCE SOUTH 76 DEGREES 43 MINUTES EAST 180.00 FEET TO A POINT OF THE BEGIN-NING, PER SURVEY BY CHARLES W. MENARD, CONTAINING 9,000 SQUARE FEET, AS PER SURVEY DATED DECEMBER 2, 1948.

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$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 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 record. be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be home by the purstamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

110045

(1-23, 1-30, 2-6)110047

### **REVENUE SERVICE.**

### Improved by premises known as

### 10809 Riverview Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Yanic Hardie and Darrell Hardie, dated October 31, 2007, and recorded in Liber 30287 at folio 468 among the Land Records of PRINCE GEORGE'S COUNTY, Maryand upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014**

### AT 9:14 AM

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

BEING A PART OF A TRACT OF LAND KNOWN AS BACHELOR'S HAR-BOR, BEGINNING FOR THE SAME AT AN IRON PIPE PLANTED AT THE INTERSECTION OF THE NORTHERLY LINE OF THE RIVERVIEW-SILESIA ROAD, WITH THE EASTERLY LINE OF PARCEL "A", THENCE LEAVING SAID ROAD AND WITH THE DIVIDING LINE OF PARCEL "A" AND THE PARCEL HEREIN DESCRIBED N. 7 DEGREES 00 MINUTES 20 SECONDS E. 1866.72 FEET TO (PASSING THROUGH AN IRON PIPE THIRTY FEET MORE OR LESS BACK FROM) THE SOUTHERLY SHORE LINE OF BROAD CREEK S. 66 DEGREES 25 MINUTES 50 SECONDS E. 47.25 FEET, AND S. 38 DEGREES 55 MINUTES 10 SECONDS E. 252:00 FEET TO A POINT IN THE SAID SHORE LINE OF BROAD CREEK; THENCE LEAVING SAID SHORE LINE AND WITH THE DIVIDING LINE BETWEEN PARCEL "C" AND THE PARCEL HEREIN DESCRIBED S. 8 DEGREES 0 MINUTES 40 SECONDS W. (PASSING THROUGH A PIPE 30 FEET MORE OR LESS FROM THE SAID SHORE LINE) 1718.54 TO A PLANTED IRON PIPE IN THE NORTHERLY LINE OF THE AFORESAID RIVERVIEW-SILESIA ROAD, THENCE WITH THE NORTHERLY LINE OF SAID ROAD N. 71 DEGREES 49 MINUTES 50 SECONDS W. 200.47 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING EIGHT AND EIGHTY THREE HUNDREDTHS (8.83) ACRES, MORE OR LESS, AS PER SURVEY THEREOF MADE BY CHARLES A. MENARD, SURVEYOR, SEPTEMBER 26, 1946.I

### 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 \$147,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the denosit to the purchaser. Upon refund of the denosit the sale fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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 13th day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 7th day of February, 2014, warning all persons interested more than SIX (6) months

2014, warning all persons interested in the said properties to be and appear in this Court by the 18th day of March, 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 (1-23,1-30,2-6) 109983

the 18th day of March, 2014 and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances. MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 110105 (1-23,1-30,2-6)

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

Substitute Trustees

vs.

Marvin Garcia

### NOTICE

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

> Substitute Trustees Plaintiffs vs.

VENITA L. MINER 2909 Sunset Lane Suitland, MD 20746

### Defendant(s)

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

Civil No. CAE 12-37408

Notice is hereby given this 16th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2909 Sunset Lane, Suitland, MD 20746 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 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 February, 2014.

The report states the purchase price at the Foreclosure sale to be \$61,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD. True Copy—Test: Marilynn M. Bland, Clerk 110168 (1-23,1-30,2-6)

(1-23, 1-30, 2-6)

Plaintiffs

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

### CIVIL NO. CAEF 13-21062

ORDERED, this 15th day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1400 Deep Gorge Court, Oxon Hill, Maryland 20745 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 February, 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 February, 2014. next.

The report states the amount of sale to be \$185,805.00.

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

110158

(1-23,1-30,2-6)

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

### **ORDER OF PUBLICATION**

File: PG 13-3801

US Bank as Custodian for SPE 2013, LLC,

> Plaintiff vs.

Bernadette L F Robinson, Vincent R Robinson, CitiBank FSB, B. George Ballman, Trustee, Thomas D. Gibbons, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

1601 Lee Road, Fort Washington, MD 20744 and described as 19,863.0000 Sq. Ft. & Imps. Friendly Famrs Lot 23 Assmt \$235,400 Lib 00000 Fl 731, Account No. 314146 in District 05 on the Tax Roll of the Director of Finance,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35309

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Marvland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) nonths from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the roperty, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-3770

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

### ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013,

VS.

Plaintiff

Melvin Gassaway, Eudelia Gas-saway-Price, Ase O Kuasi-Gas-saway, PNC Bank NA, Donna Mastascusa, Trustee Prince George's County, Maryland and all unknown owners of the property described below: all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

2901 Logan Street, District Heights, MD 20747 and described as Ett 7/1/10 11,250.0000 Sq. Ft. & Imps. Oak Knoll Lot 38 Assmt \$164,900 Lib 00000 Fl 414, Account No. 604918 in District 06 on the Tax Roll of the Director of Finance.

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35286

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de scribed property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the perty, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

### File: PG 13-3675

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

## **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013,

vs.

Jerome H. Newman, Yvette T. Newman, MERS as a Nominee for Fremont Investment & Loan, Fremont Investment & Loan, Friedman & Mac Fadven, P.A. Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

604 Addison Road, Capitol Heights, MD 20743 and described as 15,624.0000 Sq. Ft. & Imps. Assmt \$117,600 Map 073 Grid C2 Par 353 Lib 00000 Fl 352, Account No. 2082477 in District 18 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35315

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Marvland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-3614

**LEGALS** 

LLC,

Plaintiff

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

ORDER OF PUBLICATION US Bank as Custodian for SPE 2013,

VS.

# Plaintiff

Muhammad McNeil, MERS Inc. as a Nominee for BNC Mortgage, Inc., Aurora Loan Services LLC, Successor to BNC Mortgage Inc., Vinh Pham. Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

1412 Billings Avenue, Capitol Heights, MD 20743 and described as Lots 25.26 4,000.0000 Sq. Ft. & Imps. Blk 53 Assmt \$141,000 LIB 00000 Fl 697, Account No. 481598 in District 06 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35319

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

LEGALS

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013,

Plaintiff VS. Irma Lopez-DuBon, MERS Inc. as Nominee for Chapel Mortgage Cor-

poration, Chapel Mortgage Corporation, A New Jersey Corp., Chicago Title Insurance Company, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

14941 Nashua Lane, Bowie, MD 20716 and described as 10204.0000 Sq. Ft. & Imps. Northview At Lot 36 Blk 4 Assmt \$210,300 Lib 00000 Fl 000 Account No. 743971 in District 07 on the Tax Roll of the Director of Finance.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35280

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de-scribed property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) nonths from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of Jan uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final De-cree will be entered foreclosing all rights of redemption in and as to the roperty, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

### File: PG 13-4121

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

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

VS.

Plaintiff

Economic Development & Training Institute Inc., Severn Savings Bank, FSB, Alan J. Hyatt, Trustee, Jonathan M. Wall, Trustee, Robert D. Miller, Trustee, Princeton Executive Square, a Condominium, Council of Unit Owners, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and anv and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

5625 Allentown Road, Unit 1-14, Suitland, MD 20746 and described as BLDG 1 UNIT 14 3.0000 Sq. Ft. & Imps. Princeton Assmt \$109,300 Lib 00000 Fl 348 Account No. 416479 in District 6 on the Tax Roll of the Director of Finance,

Defendants

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

### CAE 13-35272

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Dehe entered fore rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-3554

Washington, DC 20015

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109910 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109887 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109913 (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk <u>109918</u> (1-16,1-23,1-30)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109881 (1-16,1-23,1-30)

NOTICE

4520 East West Highway, Suite 200

Substitute Trustees

Plaintiffs

Defendant(s)

Carrie M Ward, et al.

Bethesda, MD 20814

LONNIE BELL BLOUNT

325 Carmody Hills Drive Capitol Heights, MD 20743

vs.

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109874 (1-16,1-23,1-30)

# **LEGALS**

# **LEGALS**

# NOTICE

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

> Substitute Trustees Plaintiffs

vs.

DREMA KAY LITTLEJOHN 5004 56th Avenue Hyattsville, MD 20781

Defendant(s)

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

### Civil No. CAE 13-15870

Notice is hereby given this 15th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5004 56th Avenue, Hyattsville, MD 20781 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 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 February, 2014.

The report states the purchase price at the Foreclosure sale to be \$261,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD. True Copy—Test: Marilynn M. Bland, Clerk (1-23, 1-30, 2-6)110154

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

HENRY LUCURTIS WHITE 4615 Wheeler Road Oxon Hill, MD 20745

Defendant(s)

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

### Civil No. CAE 13-00132

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 4615 Wheeler Road, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

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

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109967 (1-16,1-23,1-30)

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

VIOLA KEYS 4108 Oglethorpe Street Hyattsville, MD 20782

Defendant(s)

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

### Civil No. CAEF 13-27137

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4108 Oglethorpe Street, Hyattsville, MD 20782 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 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$127,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109965 (1-16,1-23,1-30)

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

ANTHONY J. PRICE 506 70th Place Seat Pleasant, MD 20743-2236

Defendant(s)

In the Circuit Court for Prince

George's County, Maryland

Civil No. CAE 13-14567

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Mary-

land, that the sale of the property

mentioned in these proceedings and described as 506 70th Place, Seat Pleasant, MD 20743-2236 made and

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

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

the 10th day of February, 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 10th

The report states the purchase

price at the Foreclosure sale to be \$39,270.00.

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Md.

(1-16,1-23,1-30)

day of February, 2014.

True Copy—Test:

109964

Marilynn M. Bland, Clerk

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

Civil No. CAEF 13-27425

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 325 Carmody Hills 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 the contrary thereof be shown on or before the 10th day of February 2014 provided a copy of this NO-TICE be inserted in some newspaper printed in said County, once in each of three successive weeks be-fore the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$55,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109971 (1-16,1-23,1-30)

### NOTICE

**LEGALS** 

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

Substitute Trustees Plaintiffs vs.

DORIS A. EDWARDS 5314 Lansing Drive Camp Springs, MD 20748

### Defendant(s)

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

### Civil No. CAEF 13-20882

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 5314 Lansing Drive, Camp Springs, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$301,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109957 (1-16,1-23,1-30)

**LEGALS** 

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

5913 Auth Road, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Jacqueline E Smith, dated October 26, 2009, and recorded in Liber 31160 at folio 285 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 11, 2014** AT 9:04 AM

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

LOT NUMBERED (1), BLOCK LETTERED "M" IN SECTION NUMBERED SIX (6) IN THE SUBDIVISION KNOWN AS "AUTH VILLAGE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. 29 AT PLAT 5 OF THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND.

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominum and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

110038

(1-23,1-30,2-6)

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

### 7313 Lanham Lane, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Michael R Hairston, dated August 8, 2007, and recorded in Liber 28465 at folio 019 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

# **FEBRUARY 11, 2014**

### AT 9:09 AM

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

LOT NUMBERED ONE (1), SECTION TWO (2), IN THE SUBDIVISION KNOWN AS "POMROY PLACE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 87 AT PLAT NO. 84, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will have the terms of interest due from the nurchaser in the event settlement be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

<u>110042</u>

### 110049

(1-23,1-30,2-6)

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

LEGALS

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

### 400 Mandale Court, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Dione Escarfuller, dated June 27, 2006, and recorded in Liber 25837 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, on

### **FEBRUARY 11, 2014**

### AT 9:16 AM

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

LOTS NUMBERED FORTY-FOUR (44) IN BLOCK LETTERED "K" IN THE SUBDIVISION KNOWN AS "INDIAN QUEEN EAST" AS PER PLAT THEREOF IS DULY RECORDED IN PLAT BOOK VI 161 AT PLAT NO 94 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND.

### The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the arguing forth expression of all documentary. payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim exclusion the Substitute Trustees. Purchaser shall have no further claim exclusion the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

(1-23, 1-30, 2-6)

# LEGALS

### **LEGALS**

### LEGALS

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

McCabe, Weisberg & Conway, LLC

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 9504 Noble Drive, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Epita-cio Albo aka Epitacio Cabitat Albo, dated February 7, 2006, and recorded in Liber 24254 at folio 515 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Sub-stitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:06 AM

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

BEING KNOWN AND DESIGNATED AS LOT 24 IN BLOCK "D" IN A SUB-DIVISION KNOWN AS "SECTION TWO, WESTPHALIA ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 48 AT PLAT 53 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARY-LAND. MORE COMMONLY KNOWN AS: 9504 NOBLE DRIVE, UPPER MARLBORO, MD 20772.

The property is improved by a dwelling.

110233

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. purchase price is to be paid within inteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining purchaser and of no effect, and the purchaser shall be responsible for obtaining and the substitute Trustees. Purchaser shall be responsible for obtaining and the substitute Trustees. Purchaser shall be responsible for obtaining against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

THE **PRINCE GEORGE'S POST** 

(1-30,2-6,2-13)

<u>110241</u>



### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### Improved by premises known as

### 12211 Maycheck Lane, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Jeffery D Williams, dated January 26, 2009, and recorded in Liber 30422 at folio 429 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:14 AM

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

BEING KNOWN AND DESIGNATED AS LOT 21, IN BLOCK 172 OF SEC-TION 52, "MEADOW BROOK AT BELAIR", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 50 AT PLAT 9, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVE-MENTS THEREIN BEING KNOWN AS 12211 MAYCHECK LANE.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification the denosit will be forfeited and the propwithin fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent ascrow if required. Cost of all documentary payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

**To Subscribe** 

(1-30,2-6,2-13) <u>110231</u>

CALL 301.627.0900

Or

email brendapgp@gmail.com

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 500 Sentry Lane, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of Henry King Jr, dated March 10, 2008, and recorded in Liber 29539 at folio 383 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:02 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED NINETEEN (19), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "FORT FOOTE VILLIAGE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK WWW 18, AT PLAT 99.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the arguing forther set. payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim series the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

Name and Address

We accept Visa and MC

Subscription price is \$15 a year.

Give us your contact information-

(1-30, 2-6, 2-13)

Plaintiff

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1523

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

# VS.

Isiah Obediah Sewell, and Julia S. Sewell, and Estate of Julia S. Sewell, and USAA Federal Savings Bank, and Juan Echartea, Trustee, and Prince George's County, Maryland

### And

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

### 7000 97th Ave Lanham, MD 20706

Property Description: 33,034.0000 Sq. Ft. & Imps. Good Luck Heights Lot 1 Blk A Account Number: 1633858 District: 14 Liber/Folio: 04841/401 Assessed to: Sewell, Isiah O & Julia

Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35336

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

### 7000 97th Ave Lanham, MD 20706

Property Description: 33,034.0000 Sq. Ft. & Imps. Good Luck Heights Lot 1 Blk A Account Number: 1633858 District: 14 Liber/Folio: 04841/401

Assessed to: Sewell, Isiah O & Julia

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

### **ORDER OF PUBLICATION** File No. 13-PG-JR-1703

US BANK CUST SPE 2013 LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 202-265-7755

### Plaintiff VS.

Linda Turner, Sole Owner as Surviving Tenant by Entirety of Benjamin Turner, Deceased, and Household Finance Corporation III, Lender, and Mortgage Two Corporation, Trustee, and Prince George's County, Maryland,

### And

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

### 15105 Jennings Lane Bowie, MD 20721

Legal Description: 10,378.0000 Sq. Ft. & Imps. Collington Station -Lot 33 Block B Account ID: 07-0673368 Deed Ref: 11439/647 Assessed to: Benjamin and Linda Turner,

### Defendants

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

# CAE 13-35325

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

### 15105 Jennings Lane Bowie, MD 20721

Legal Description: 10,378.0000 Sq. Ft. & Imps. Collington Station Lot 33 Block B Account ID: 07-0673368 Deed Ref: 11439/647 Assessed to: Benjamin and Linda Turner,

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

# **LEGALS**

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1600

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

# Plaintiff

First American Mortgage, LLC and Richard Boateng, Lender, and George Murray, Lender, and Byron L Huffman, Substitute Trustee, and Terrye L. Jackson, Substitute Trustee, and Prince George's County, Maryland

### And

vs.

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

### 9605 Lake Pointe Ct, Unit 204 Upper Marlboro, MD 20774

Property Description: 1,887.0000 Sq. Ft. & Imps. Lake Pointe At The Account Number: 3001427 District: 13 Liber/Folio: 30368/308 Assessed to: First American Mortgage, LLC

Defendants

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

### CAE 13-35345

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

### 9605 Lake Pointe Ct, Unit 204 Upper Marlboro, MD 20774

Property Description: 1,887.0000 Sq. Ft. & Imps. Lake Pointe At The Account Number: 3001427 District: 13 Liber/Folio: 30368/308 Assessed to: First American Mortgage, 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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Maryland

(1-23,1-30,2-6)

True Copy—Test: Marilynn M. Bland, Clerk

<u>110100</u>

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1580

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

### Plaintiff

Global Acquisitions Management Enterprises, Inc., (G.A.M.E. Inc.), and Prince George's County, Maryland

And

VS.

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

### 10129 Prince Pl, Unit 103-12A Upper Marlboro, MD 20774

Property Description: 10th Supplemen Tary Plat Unit 1 03-12a 1,332.0000 Sq. Ft. & Imps. Treetop Condo Account Number: 1420751 District: 13

Liber/Folio: 33619/086 Assessed to: Global Acquisitions Mangmnt Entrprs Inc.,

Defendants

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

CAE 13-35347

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

### 10129 Prince Pl, Unit 103-12A Upper Marlboro, MD 20774

Property Description: 10th Supplemen Tary Plat Unit 1 03-12a 1,332.0000 Sq. Ft. & Imps. Treetop Condo Account Number: 1420751 District: 13 Liber/Folio: 33619/086 Assessed to: Global Acquisitions Mangmnt Entrprs Inc.,

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 13th day of January, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Propty and vesting in the Plaintiff a

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1515

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

vs.

Christopher T. Williams, and Rosemarie V. Williams, and Wells Fargo Bank, N.A., successor in interest to Dominion Bankshares Mortgage Corporation, and Wilson Mortgage Company, and John N. Stehman, Trustee, and Betty L. Croasdale, Trustee, and Helen J. Fread, Trustee, and Mary G. Brown, Trustee, and Prince George's County, Maryland

### And

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

6315 47th Ave Riverdale, MD 20737

Property Description: Pt Of Lot 27 3,200.0000 Sq. Ft. & Imps. Riverdale Park-Blk 69 Account Number: 2164499 District: 19 Liber/Folio: 08348/545 Assessed to: Williams, Christopher T Et,

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 13-35333

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

### <u>6315 47th Ave</u> Riverdale, MD 20737

Property Description: Pt Of Lot 27 3,200.0000 Sq. Ft. & Imps. Riverdale Park-Blk 69 Account Number: 2164499 District: 19 Liber/Folio: 08348/545 Assessed to: Williams, Christopher T Et,

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the ComFile: PG 13-3682

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

**ORDER OF PUBLICATION** US Bank as Custodian for SPE 2013. LLC,

Plaintiff VS.

Tuyen K Le, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate. in Prince George's County, Maryland known as:

622 Nova Avenue, Capitol Heights, MD 20743 and described as Lots 21.22 4,600.0000 Sq. Ft. & Imps.Blk 44 Assmt \$109,600 Lib 00000 Fl 287, Account No. 2068591 in District 18 on the Tax Roll of the Director of Finance,

Defendants

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

### CAE 13-35314

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de-scribed property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 13th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 7th day of February, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 18th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

**LEGALS** 

Plaintiff

brances.

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

True Copy—Test: Marilynn M. Bland, Clerk <u>110110</u> (1-23,1-30,2-6)

NOTICE

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

> Substitute Trustees Plaintiffs

vs.

SANDRA Y. FOLSOM 7701 Orange Tree Court Capitol Heights, MD 20743

Defendant(s)

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

### Civil No. CAEF 13-30099

Notice is hereby given this 15th day of January, 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 7701 Orange Tree Court, Capitol Heights, MD 20743 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 February, 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 February, 2014.

The report states the purchase price at the Foreclosure sale to be \$181,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, MD. True Copy—Test: Marilynn M. Bland, Clerk (1-23,1-30,2-6) 110157

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

True Copy—Test: Marilynn M. Bland, Clerk 110106 (1-23,1-30,2-6)

# NOTICE

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

Substitute Trustees Plaintiffs vs.

IRA H. COAKLEY LISA F. COAKLEY 5025 56th Avenue Hyattsville, MD 20781 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-22138

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5025 56th Avenue, Hyattsville, MD 20781 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 13th day of February, 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 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$321,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (1-16,1-23,1-30) <u>110017</u>

# NOTICE

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

> Substitute Trustees Plaintiffs vs.

HERBIN L. GRAY 7420 Livingston Road Oxon Hill, MD 20745 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil No. CAEF 13-22375

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7420 Livingston Road, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$109,350.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk <u>110023</u> (1-16,1-23,1-30) brances. MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

title, free and clear of all encum-

True Copy—Test: Marilynn M. Bland, Clerk (1-23,1-30,2-6) 110098

NOTICE

Edward S. Cohn

Carl D. Puffenbarger

5900 Arapahoe Terrace Oxon Hill, MD 20745

will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

plaint, or thereafter a final judgment

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

True Copy—Test: Marilynn M. Bland, Clerk 110107 (1-23,1-30,2-6)

### NOTICE

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

Defendant

Willie H. Houchens, Jr. 6203 Brightlea Drive Lanham, MD 20706

### Defendant In the Circuit Court for Prince

# George's County, Maryland Case No. CAEF 13-21053

Substitute Trustees

Plaintiffs

Notice is hereby given this 15th day of January, 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 con-trary thereof be shown on or before the 18th day of February, 2014, provided a copy of this notice be pub lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$323,509.75. The property sold herein is known as 6203 Brightlea Drive, Lanham, MD 20706.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 110155 (1-23,1-30,2-6)

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

True Copy—Test: Marilynn M. Bland, Clerk 109982 (1-23,1-30,2-6)

# NOTICE

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

Khai The Vo and Cuc Thi Nguyen

### Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY. MARYLAND

### CIVIL NO. CAEF 13-30393

ORDERED, this 23rd day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 400 South Parrot Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of February, 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 24th day of February, 2014. next.

The report states the amount of sale to be \$361,250.00.

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

(1-30,2-6,2-13)

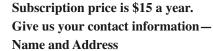
# THE **PRINCE GEORGE'S** POST



CALL 301.627.0900

Or

email brendapgp@gmail.com



We accept Visa and MC

<u>110216</u>

County, once in each of three succes sive weeks before the 24th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$180,856.99. The property sold herein is known as 5900 Arapahoe Terrace, Oxon Hill, MD 20745.

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

True Copy—Test: Marilynn M. Bland, Clerk <u>110214</u> (1-30,2-6,2-13)

confirmed, unless cause to the contrary thereof be shown on or before the 24th day of February, 2014, provided a copy of this notice be pub-

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

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF 13-25208

Notice is hereby given this 23rd day of January, 2014, by the Circuit Court for Prince George's County,

that the sale of the Property men

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

Plaintiff

LEGALS

# **LEGALS**

# **ORDER OF PUBLICATION**

APPLIED CIVIL ENGINEERING, INC.

9470 Annapolis Road, Ste. 414 Lanham, Maryland 20706 Plaintiff

vs.

GUNTHER DEVELOPMENT, LLC Care of: Moses Koyi Resident Agent 5906 L Street Fairmont, Maryland 20743

### and

ALLEN D LORD, SUSAN LORD 15403 Calshot Court Laurel, Maryland 20702

### and

HERBERT A. CALLIHAN, CHERIE L. KUHN, Trustees 5000 Sunnyside Avenue, Suite 201 Beltsville, Maryland 20705

### and

UNKNOWN OCCUPANT residing at Lots 1.2.3.4.5. Fable Street Capitol Heights, Maryland 20743

### and

UNKNOWN OWNER OF PROP-ERTY Lots 1.2.3.4.5. Fable Street Map 072, Grid E2, Parcel 0000, Acct No. 18-2078640 the unknown owner's, heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

### and

THE COUNTY OF PRINCE GEORGE'S Serve on: Stephanie Anderson County Attorney County Administration Building 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in Lots 1.2.3.4.5. Fable Street, Capitol Heights,

Defendants

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

CAE 13-35356

The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption in the following prop-erty, 1.2.3.4.5. Fable Street, Capitol Heights Account No. 18-2021939 and assessed to Angel R Velazquez, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings: these proceedings:

1.2.3.4.5 Fable Street, Capitol Heights, District 18, Map 072, Grid Parcel 0000, Deed Ref: 27048/511, Acct No.: 2078640

### The complaint states, among other

File: PG 13-3640

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

# ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs.

Personal Representative of the Estate of Norman E. Williams, Norman E. Williams a/k/a Norman E Re Williams, New Century Mortgage Corporation, Deutsche Bank National Trust Company, as trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3, John L. Burson, Trustee, William M. Savage, Trustee, Gregory N. Britto, Trustee, Kristine D. Brown, Trustee, Jessica L. Harrington, Trustee, Michael A. Coogen, Jr., Trustee, Mortgage Electronic Registration Systems, Inc, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

4353 Southern Avenue, Capitol Heights, MD 20743 and described as Lots 20.21 4,400.0000 Sq. Ft. & Imps. Blk 56 Assmt 144,100 Lib 00000 Fl 367, Account No. 443101 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

ing.

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35358

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 13th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for before the 7th day of February, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 18th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

### File: PG 13-3697

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

vs.

LLC,

Plaintiff

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, Plaintiff

Melvin T King, Travelers Bank and Trust FSB, Capital One, NA, successor by merger to Chevy Chase Bank FSB, Branch Banking and Trust Company, William J Ziegler Trustee, Wanda H Wright Trustee, Al Nunziato Trustee, Edward P Barker Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all

heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

710 62nd Avenue, Capitol Heights, MD 20743 and described as Lots 43.44 6,250.0000 Sq. Ft. & Imps. Fairmount Heights Blk Eye Assmt \$88,700 Lib 00000 Fl 343, Account No. 2095073 in District 18 on the Tax Roll of the Director of Finance,

> Defendants In the Circuit Court for

# Prince George's County, Maryland Civil Division CAE 13-35617

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 13th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 7th day of February, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 18th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

### File: PG 13-3662

### TOBIN, O'CONNOR & EWING TOBIN, O'CONNOR & EWING

5335 Wisconsin Avenue, N.W. 5335 Wisconsin Avenue, N.W. Suite 700

LLC,

Washington, DC 20015

**ORDER OF PUBLICATION** US Bank as Custodian for SPE 2013,

> Plaintiff vs.

Crystal Reid, Freemont Investment Hende Meskelu aka Henoe Meskelu & Loan, Friedman & Mac Fayden, aka Henoc Meskelu, Prince P.A., Trustee, Mortgage Electronic George's County, Maryland and all Registration Systems, Inc, Prince unknown owners of the property George's County, Maryland and all described below; all heirs, devisees, unknown owners of the property personal representatives, and execudescribed below; all heirs, devisees, tors, administrators, grantees, aspersonal representatives, and execusigns or successors in right, title, tors, administrators, grantees, asinterest, and any and all persons signs or successors in right, title, having or claiming to have any ininterest, and any and all persons terest in the property and premises having or claiming to have any insituate, in Prince George's County, terest in the property and premises Maryland known as: situate, in Prince George's County,

7979 Riggs Road, Hyattsville, MD 20783 and described as Bldg 14 Unit 7979-5 3,000.0000 Sq. Ft. & Imps. Beford Towne Assmt \$86,000 Lib 00000 Fl 507, Account No. 1885664 in District 17 on the Tax Roll of the Director of Finance,

File: PG 13-3888

Suite 700

Washington, DC 20015

**ORDER OF PUBLICATION** 

US Bank as Custodian for SPE 2013,

vs.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35357

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 13th day of Jan-uary, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 7th day of February, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 18th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby in-

### File: PG 13-3788

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

# **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013, LLC,

> Plaintiff vs.

Personal Representative of the Estate of Melissa Taylor, Melissa Taylor, First Franklin Financial Corporation, Roanld L. Chasen, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

7409 Flag Harbor Drive, District Heights, MD 20747 and described as 1,500.0000 Sq. Ft. & Imps. South Addison Lot 62 Blk D Assmt \$137,300 Lib 00000 Fl 000, Account No. 2803567 in District 06 on the Tax Roll of the Director of Finance,

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35312

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have ex-pired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 13th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 7th day of February, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 18th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free

and clear of all encumbrances.

# **LEGALS**

LLC,

Maryland known as:

nance,

ing.

5631 Onslow Way, Capitol Heights,

MD 20743 and described as T-dt S/b

07/16/04 L19964 F139 1,500.0000

Sq. Ft. & Imps. London Woods Lot

76-4 Assmt \$139,700 Lib 139, Ac-

count No. 2030617 in District 18 on

the Tax Roll of the Director of Fi-

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 13-36519

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the hereinabove de-

scribed property sold, either directly

or via assignment, by the Collector of Taxes for the State of Maryland

and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other

things, that the amount necessary for the redemption for the subject

property has not been paid, al-though more than six (6) months

from the date of the sale have ex-pired and more than two (2)

months from the date that the first

of the two (2) separate pre-suit No-tices of the tax sale was sent to each

required interested party have ex-

It is thereupon this 13th day of Jan-

uary, 2014, by the Circuit Court for

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

the insertion of a copy of this Order

in some newspaper having general circulation in Prince George's

County, Maryland, once a week for

three (3) consecutive weeks, on or before the 7th day of February, 2014

warning all persons having or

claiming to have any interest in the property described above to appear in this Court by the 18th day of

March, 2014, and redeem their re-

spective property or answer the Complaint, or thereafter a Final De-

cree will be entered foreclosing all

rights of redemption in and as to the

Defendants

things, that the amounts necessary although the required time for filing a Complaint have not been paid, although the required time for filing a Complaint has elapsed. It is thereupon this 13th day of Jan-uary, 2014, by the Circuit Court for

Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 7th day of February, 2014, warning all persons interested in said prop-erty to be and appear in this Court by the 18th day of March, 2014 and redeem the property 1.2.3.4.5. Fable Street, Capitol Heights, Account No. 18-2078640 and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff, AP-PLIED CIVIL ENGINEERING, INC. a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Marilynn M. Bland, Clerk 110120 (1-23,1-30,2-6)

### NOTICE

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

vs.

Nigel A. John and Miya V. John

Defendants

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

### CIVIL NO. CAE 13-09702

ORDERED, this 23rd day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 12612 Cedarbrook Lane, Laurel, Maryland 20708 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 24th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 24th day of February, 2014, next.

The report states the amount of sale to be \$248,312.66.

(1-30,2-6,2-13)

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

110217

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

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

True Copy—Test: Marilynn M. Bland, Clerk (1-23,1-30,2-6) 109978

# NOTICE

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

Adama C. Kamara, a/k/a Adama C Deen 5512 Duchaine Drive Lanham, MD 20706 Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28650

Notice is hereby given this 16th day of January, 2014, by the Circuit Court for Prince George's County, that the cole of the Percenter process. 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 February, 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 of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$242,580.13. The property sold herein is known as 5512 Duchaine Drive, Lanham, MD 20706.

Clerk of the Ci Prince George	NM. BLAND ircuit Court for 's County, Md.
True Copy—Test: Marilynn M. Blan	ıd, Clerk
110163	(1-23,1-30,2-6)

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109977 (1-23,1-30,2-6) property, and vesting in the Plaintiff title in fee simple or leasehold free and clear of all encumbrances

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

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

True Copy-Test: Marilynn M. Bland, Clerk (1-23, 1-30, 2-6)109976

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

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

True Copy—Test: Marilynn M. Bland, Clerk 109979 (1-23,1-30,2-6) The Defendants are hereby in-formed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Marilynn M. Bland, Clerk 109980 (1-23,1-30, 2-6)

# LEGALS

v.

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

In the Matter of: MALACHIA YATES, Minor

Guardianship No. GD-10451

### ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely MALACHIA YATES an infant male born on July 11, 2012 at Prince George's Hospital, Cheverly, MD to Tiffany Yates and FATHER UN-KNOWN, having been filed, it is this 16th day of January, 2014.

ORDERED, by the Orphan's Court for Prince George's County, Mary-land, that the respondent, FATHER UNKNOWN the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as UNKNOWN. Respondent, Father Unknown is hereby notified to show cause on or before the 23rd day of March, 2014 why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

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

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 110175 (1-23,1-30,2-6)

# NOTICE Edward S. Cohn

Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls Donald P. Griswold 600 Baltimore Avenue, Suite 208 Towson, MD 21204

Ana V. Flores Noe G Flores 5712 Tuckerman Street Riverdale, MD 20737

### Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-27132

Notice is hereby given this 16th day of January, 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 February, 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-tion under before the 18th day of sive weeks before the 18th day of

February, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$175,000.00. The property sold herein is known as 5712 Tuckerman Street, Riverdale, MD 20737.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 110162 (1-23, 1-30, 2-6) NOTICE

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

Dorrethia M. Allen John L. Allen 5609 Onslow Way Capitol Heights, MD 20743

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-03810

Defendants

Notice is hereby given this 16th day of January, 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 February, 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 18th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$125,000.00. The property sold herein is known as 5609 Onslow Way, Capitol Heights, MD 20743.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk (1-23,1-30,2-6) 110161

## 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

Betty E. Grasso 5002 Stewart Court College Park, MD 20740

**LEGALS** 

### Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30457

Notice is hereby given this 15th day of January, 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 February, 2014, provided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$160,000.00. The property sold herein is known as 5002 Stewart Court, College Park, MD 20740.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 110152 (1-23, 1-30, 2-6)

Substitute Trustees Plaintiffs

Plaintiff

**ORDER OF PUBLICATION** File No. 13-PG-AL-1613

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

vs.

Wallace L. Webster, and Prince George's County, Maryland

### And

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

### 10226 Prince Pl, Unit 13-208 Upper Marlboro, MD 20774

Property Description: Unit 13-208 Bldg 13 2,653.0000 Sq. Ft. & Imps. Pines Condominium Account Number: 1400860 District: 13 Liber/Folio: 33019/522 Assessed to: Webster, Wallace L,

### Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35339

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

### 10226 Prince Pl, Unit 13-208 Upper Marlboro, MD 20774

Property Description: Unit 13-208 Bldg 13 2,653.0000 Sq. Ft. & Imps. Pines Condominium Account Number: 1400860 District: 13 Liber/Folio: 33019/522 Assessed to: Webster, Wallace L

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judg-ment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances

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

District: 03 Liber/Folio: 33572/307 Assessed to: Gary, Olandis,

> Defendants In the Circuit Court for

Prince George's County, Maryland CAE 13-35340

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

### 13800 Farnsworth Ln, Unit 5406 Upper Marlboro, MD 20772

Property Description: (entire Imps R Azed 4/1/04) 994.0000 Sq. Ft. & Imps. Normandy Place Account Number: 3168952 District: 03 Liber/Folio: 33572/307 Assessed to: Gary, Olandis,

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 13th day of Jan-uary, 2014, by the Circuit Court for ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 7th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Prop-erty, 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 (1-23,1-30,2-6) 110114

### ORDER OF PUBLICATION File No. 13-PG-AL-1692

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

Plaintiff

Jerry H. Allen, and Prince George's County, Maryland

### And

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

### 2714 Galeshead Dr Upper Marlboro, MD 20774

# **LEGALS**

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1527

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

Plaintiff Tanikia S. Strawder, and Prince George's County, Maryland

And

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

16509 Hardisty Farm Ln Accokeek, MD 20607

Property Description: 22,826.0000 Sq. Ft. & Imps. Bealle Hill Forest Lot 10 Blk D Account Number: 3989183 District: 05 Liber/Folio: 33142/509 Assessed to: Strawder, Tanikia S,

Defendants

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

### CAE 13-35337

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

16509 Hardisty Farm Ln Accokeek, MD 20607

Property Description: 22,826.0000 Sq. Ft. & Imps. Bealle Hill Forest Lot 10 Blk D Account Number: 3989183 District: 05 Liber/Folio: 33142/509 Assessed to: Strawder, Tanikia S,

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 13th day of Jan-uary, 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 a newspaper having a general cir-

culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for

(1-23,1-30,2-6)

True Copy—Test: Marilynn M. Bland, Clerk

110111

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1546

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 202-265-7755
Plaintiff vs.
Shobha Prasad, and Prince George's County, Maryland
And

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

### 14048 Vista Dr, Unit 104 Laurel, MD 20707

Property Description: Laurel Lakes A Condo 2,357.0000 Sq. Ft. & Imps. The Vistas At Account Number: 1057306 District: 10 Liber/Folio: 32967/173 Assessed to: Prasad, Shobha,

Defendants

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

CAE 13-35338 The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

### 14048 Vista Dr, Unit 104 Laurel, MD 20707

Property Description: Laurel Lakes A Condo 2,357.0000 Sq. Ft. & Imps. The Vistas At Account Number: 1057306 District: 10 Liber/Folio: 32967/173 Assessed to: Prasad, Shobha

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 13th day of Jan-uary, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for

# **ORDER OF PUBLICATION** File No. 13-PG-AL-1522

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

vs. Jeane C. Thompson, and Prince George's County, Maryland

And

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

### 2305 Rittenhouse St Hyattsville, MD 20782

Property Description: 3,800.0000 Sq Ft. & Imps. Riggs Manor Lot 3 Blk D Account Number: 1957018 District: 17 Liber/Folio: 19205/624 Assessed to: Thompson, Jeane C,

# In the Circuit Court for Prince George's County, Maryland CAE 13-35335

Defendants

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

### 2305 Rittenhouse St Hyattsville, MD 20782

Property Description: 3,800.0000 Sq Ft. & Imps. Riggs Manor Lot 3 Blk D Account Number: 1957018 District: 17 Liber/Folio: 19205/624 Assessed to: Thompson, Jeane C,

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of Jan-uary, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

# **ORDER OF PUBLICATION**

File No. 13-PG-AL-1690

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

Plaintiff

Motolani Islamiyyah Balogun, and Prince George's County, Maryland

And

vs.

**LEGALS** 

Plaintiff

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

### 12626 Princes Choice Dr, Unit 25 Bowie, MD 20720

Property Description: Unit 25 3,833.0000 Sq. Ft. & Imps. The Choice At Account Number: 3649506 District: 07 Liber/Folio: 33405/195 Assessed to: Balogun, Motolani, I,

Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35350

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

### 12626 Princes Choice Dr, Unit 25 Bowie, MD 20720

Property Description: Unit 25 3,833.0000 Sq. Ft. & Imps. The Choice At Account Number: 3649506 District: 07 Liber/Folio: 33405/195 Assessed to: Balogun, Motolani, I,

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of Jan-uary, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 7th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances

MARILYNN M. BLAND Clerk of the Circuit Court for

Marilynn M. Bland, Clerk <u>110113</u> (1-23,1-30,2-6)

### NOTICE

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

vs.

Victor Balasoto and Regina Balasoto

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

Defendants

### CIVIL NO. CAEF 13-28830

ORDERED, this 16h day of Janu-ary, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 15714 Ebony Court, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of February, 2014 next, provided a copy of this Notice be in-serted in some newspaper pub-lished in said County once in each of three successive weeks before the 18th day of February, 2014, next.

The report states the amount of sale to be \$441,290.46.

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

(1-23,1-30,2-6)

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1577

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 202-265-7755

### VS.

110165

Olandis Gary, and Prince George's County, Maryland

Plaintiff

### And

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

### 13800 Farnsworth Ln, Unit 5406 Upper Marlboro, MD 20772

Property Description: (entire Imps R Azed 4/1/04) 994.0000 Sq. Ft. & Imps. Normandy Place Account Number: 3168952

Property Description: 9,568.0000 Se Ft. & Imps. Beech Tree East Lot 1 Blk Α

Account Number: 3511102 District: 03 Liber/Folio: 33937/184 Assessed to: Allen, Jerry H,

> Defendants In the Circuit Court for

Prince George's County, Maryland

CAE 13-35349

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

### <u>2714 Galeshead Dr</u> Upper Marlboro, MD 20774

Property Description: 9,568.0000 Sq. Ft. & Imps. Beech Tree East Lot 1 Blk Account Number: 3511102 District: 03 Liber/Folio: 33937/184

Assessed to: Allen, Jerry H

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encum-

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk <u>110096</u> (1-23,1-30,2-6)

rince George's County, Maryland Prince George's County, Maryland True Copy—Test:

<u>110112</u>

Marilynn M. Bland, Clerk (1-23,1-30,2-6)

**COUNTY EXECUTIVE HEARING** 

### The County Executive

of

Prince George's County, Maryland

### NOTICE OF PUBLIC HEARING ON **PROPOSED FISCAL YEAR 2015 BUDGET**

The County Executive of Prince George's County, Maryland hereby gives notice of his intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The public hearing on this proposal will be held on:

**TUESDAY, FEBRUARY 4, 2014** 7:00 P.M. DR. HENRY A. WISE HIGH SCHOOL 12650 BROOKE LANE UPPER MARLBORO, MARYLAND 20772

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation.

Persons wishing to testify are requested to telephone the County Government (Telephone 301-952-4547, TDD (301) 985-3894) from 8:30 A.M. to 4:00 P.M., Monday through Friday for placement on the advance speakers list. You can also go online and register at www.princegeorgescountymd.gov. Time limitations of three minutes for all speakers will be imposed. There may be only one speaker per organization. Written testimony will be accepted in lieu of, or in addition to, oral comments.

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE RUSHERN L. BAKER, III County Executive

True Copy-

Marilynn M. Bland, Clerk (1-23,1-30,2-6) 110109

rince George's County, Marylan

True Copy—Test: Marilynn M. Bland, Clerk 110095 (1-23,1-30,2-6)

# **COUNTY EXECUTIVE HEARING**

The County Executive

of

Prince George's County, Maryland

### NOTICE OF PUBLIC HEARING ON PROPOSED FISCAL YEAR 2015 BUDGET

The County Executive of Prince George's County, Maryland hereby gives notice of his intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The public hearing on this proposal will be held on:

WEDNESDAY, FEBRUARY 12, 2014 7:00 P.M. LAUREL HIGH SCHOOL 8000 CHERRY LANE LAUREL, MARYLAND 20707

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation.

Persons wishing to testify are requested to telephone the County Government (Telephone 301-952-4547, TDD (301) 985-3894) from 8:30 A.M. to 4:00 P.M., Monday through Friday for placement on the advance speakers list. You can also go online and register at www.princegeorgescountymd.gov. Time limitations of three minutes for all speakers will be imposed. There may be only one speaker per organization. Written testimony will be accepted in lieu of, or in addition to, oral comments.

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE RUSHERN L. BAKER, III **County Executive** 

110029 (1-23,1-30) <u>110228</u> ΗE PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260

(1-30,2-6)

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1510

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 202-265-7755 Plaintiff

### vs.

Ahmetjan Yunes, and Yemlibike H. Fatkulin, and Prince George's County, Maryland

### And

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

### 1338 Potomac Heights Dr Unit 70 Fort Washington, MD 20744

Property Description: Unit 70- ncoa 2nd 2010 3,592.0000 Sq. Ft. & Imps. Pinewood Hill Account Number: 1372572 District: 12 Liber/Folio: 32636/379 Assessed to: Yunes, Ahmetjan,

### Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35334

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

### 1338 Potomac Heights Dr Unit 70 Fort Washington, MD 20744

Property Description: Unit 70- ncoa 2nd 2010 3,592.0000 Sq. Ft. & Imps. Pinewood Hill Account Number: 1372572 District: 12 Liber/Folio: 32636/379 Assessed to: Yunes, Ahmetjan,

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 13th day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the incertion of a conv of the Order the insertion of a copy of this Order in a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

ested in the said properties to be and appear in this Court by the 18th day of March, 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 (1-23,1-30,2-6) 110102

### ORDER OF PUBLICATION

File No. 13-PG-AL-1567 ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 202-265-7755

### John H Kelley, Jr. and Prince George's County, Maryland

### And

vs.

### All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

### 13325 Brandywine Rd Brandywine, MD 20613

Property Description: (trs 00 & Ag R Emvd 00) 1.0000 Acres & Imps. Account Number: 1181734 District: 11 Liber/Folio: 13262/597 Assessed to: Kelley, John H Jr.,

Defendants

Plaintiff

# In the Circuit Court for Prince George's County, Maryland

### CAE 13-35342

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

### <u>13325 Brandywine Rd</u> Brandywine, MD 20613

Property Description: (trs 00 & Ag R Emvd 00) 1.0000 Acres & Imps Account Number: 1181734 District: 11

Liber/Folio: 13262/597 Assessed to: Kelley, John H Jr.,

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County

Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-

erty and vesting in the Plaintiff a title, free and clear of all encum-

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Maryland

File: PG 13-3785

TOBIN, O'CONNOR & EWING

5335 Wisconsin Avenue, N.W.

Suite 700

Washington, DC 20015

**ORDER OF PUBLICATION** 

US Bank as Custodian for SPE 2013,

Personal Representative of the Es-

tate of Sharon E Jackson, Sharon E

Jackson, Saxon Mortgage Inc,

Robert Dennison, II, Trustee, Access

Title Company LLC, Lendmark Fi-

nancial Services, Howard N. Bier-

man, Trustee, Jacob Geesing, Trustee

Carrie M. Ward, Trustee, Prince

George's County, Maryland and all

unknown owners of the property

described below; all heirs, devisees,

personal representatives, and execu-

tors, administrators, grantees, as-

signs or successors in right, title,

interest, and any and all persons

having or claiming to have any in-

terest in the property and premises situate, in Prince George's County,

7029 Marbury Court, District

Heights, MD 20747 and described as

1,500.0000 Sq. Ft. & Imps. Marbury

Village- Lot 70 Assmt \$123,400 Lib

00000 Fl 379, Account No. 609677 in

District 06 on the Tax Roll of the Di-

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 13-35313

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the hereinabove de-scribed property sold, either directly

or via assignment, by the Collector

of Taxes for the State of Maryland

Defendants

Maryland known as:

rector of Finance,

vs.

(1-23,1-30,2-6)

Plaintiff

True Copy—Test: Marilynn M. Bland, Clerk

<u>110103</u>

LLC,

# LEGALS

and Prince George's County, Mary-land to the Plaintiff in the proceedıng.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 13th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or the order of the source of before the 7th day of February, 2014 warning all persons having or claim-ing to have any interest in the property described above to appear in this Court by the 18th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Re-deem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the prop-erty being rendered by this Court against them.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 109981 (1-23,1-30,2-6)

# **ORDER OF PUBLICATION**

File No. 13-PG-AL-1699

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016

202-265-7755

vs. Wigo N. Akarolo, and

Prince George's County, Maryland

### And

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

### 11729 Tuscany Dr Laurel, MD 20708

Description: Imps Property 1,760.0000 Sq. Ft. & Imps. Montpelier Hills-Lot 2 Blk Q Account Number: 100

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

5702 Tennyson St Riverdale, MD 20737

Property Description: 6,650.0000 Sq. Ft. & Imps. Crestwood Lot 2 Blk A Account Number: 2156164 District: 19 Liber/Folio: 33598/563 Assessed to: FG Home Improvement Inc.,

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 13-35346

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as: 5702 Tennyson St Riverdale, MD 20737

Property Description: 6,650.0000 Sq.

Ft. & Imps. Crestwood Lot 2 Blk A Account Number: 2156164 District: 19 Liber/Folio: 33598/563 Assessed to: FG Home Improvement

Inc., 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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and 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 110099 (1-23,1-30,2-6)

### ORDER OF PUBLICATION File No. 13-PG-AL-1556

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 202-265-7755

### Plaintiff

110280

**Bid**/Proposal

S14-021 Carcass Removal

Number

# LEGALS

Bid No. DER-2012-0005

# NOTICE TO CONTRACTORS

### WEST BONIWOOD TURN STREAMBANK STABILIZATION

ATTENTION: This bid requires (14%) subcontracting to a Prince George's County Certified Minority Business and (11%) to a Women's Business Enterprise 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 responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of WEST BONIWOOD TURN STREAMBANK STABILIZATION in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Organizational Management, Attn: Ms. Michelle Russell, 9400 Peppercorn Place, Suite 520 Largo, Maryland 20774, until 10:00 A.M. local prevailing time, Monday, March 10, 2014 and then at said office publicly opened and read aloud.

	The Invitation for Bid may be examined at the following locations on or after <b>February 3, 2014</b> :		
<b>1</b> .	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, Ste. 140, Cary, North Carolina 27511. Tel: 888.232.2850; Fax: 888.232.2856	
ıt	Reed Construction Data:	30 Technology Parkway South, Suite 500, Norcross, GA. 30092 20706. Tel: 1.800.836.0540; Fax: 1.800.250.7916	

The project includes, but is not limited to, construction stakeout, excavation and grading, storm drain pipe installation, storm drain structures, stream stabilization structures, imbricated riprap walls, sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after Monday, February 3, 2014 at the Capital Projects Section, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: Mr. Manvinder Singh at 301.883.5891. A non-refundable fee of (forty dollars) <u>\$40</u> will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for Thursday, February 20, 2014 at 10:00 a.m., at the Capital Projects Team, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

> By authority of Rushern L. Baker **County Executive** Prince George's County, Maryland

> > (1-30)

### **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 Opening/ Closing <u>Date &amp; Time</u>	Plan/Spec. <u>Deposit/Cost</u>
Pre-Bid Conference: 2/6/14 @ 10:00 a.m. Opens: 2/20/14 at	\$5.50

Irue Cor Marilynn M. Bland, Clerk 110108 (1-23,1-30,2-6)

### **ORDER OF PUBLICATION** File No. 13-PG-AL-1564

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LLC 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 202-265-7755

### vs.

Fred P. Maryland, and Prince George's County, Maryland

### And

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

### 8912 59th Ave College Park, MD 20740

Property Description: 6,214.0000 Sq. Ft. & Imps. Berwyn Heights-Lot 23 Blk 27 Account Number: 2364438 District: 21 Liber/Folio: 03780/561 Assessed to: Maryland, Fred P,

### Defendants

Plaintiff

### In the Circuit Court for Prince George's County, Maryland CAE 13-35343

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

### 8912 59th Ave College Park, MD 20740

Property Description: 6,214.0000 Sq. Ft. & Imps. Berwyn Heights-Lot 23 Blk 27 Account Number: 2364438 District: 21 Liber/Folio: 03780/561 Assessed to: Maryland, Fred P,

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 13th day of Jan-uary, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons interweeks, before the 7th day of Febru-ary, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the District: 10 Liber/Folio: 32222/389 Assessed to: Akarolo, Wigo N,

### Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland CAE 13-35348

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

# <u>11729 Tuscany Dr</u> Laurel, MD 20708

Description: Imps Property 1,760.0000 Sq. Ft. & Imps. Montpe-lier Hills-Lot 2 Blk Q Account Number: 1000090 District: 10 Liber/Folio: 32222/389 Assessed to: Akarolo, Wigo N,

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 13th day of January, 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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk (1-23,1-30,2-6) 110097

# **ORDER OF PUBLICATION**

File No. 13-PG-AL-1598

ATCF II Maryland LLC C/o William M. O'Connell, Esquire O'Connell, Doyle & Lewis, LL 5101 Wisconsin Ave NW, Suite 210 Washington, DC 20016 202-265-7755

### Plaintiff

FG Home Improvement, Inc., and Prince George's County, Maryland

And

vs.

Mission Cristiana Jesucisto El Ray, a Maryland Corporation, and Prince George's County, Maryland

### And

vs.

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

### 12501 Old Gunpowder Rd Spur Beltsville, MD 20705

Property Description: Par 27 Eq 4.24 74 Å (recomb 3 ac 95 Fr 294 6135 Per Owr) 4.2400 Acres & Imps. Account Number: 31112 District: 01 Liber/Folio: 32578/599 Assessed to: Mission Cristiana Jesucisto E R, Defendants

> In the Circuit Court for Prince George's County, Maryland

### CAE 13-35344

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

### 12501 Old Gunpowder Rd Spur Beltsville, MD 20705

Property Description: Par 27 Eq 4.24 74 Å (recomb 3 ac 95 Fr 294 6135 Per Owr) 4.2400 Acres & Imps. Account Number: 31112 District: 01 Liber/Folio: 32578/599 Assessed to: Mission Cristiana Jesucisto E R,

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 13th day of Jan-uary, 2014, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk			
110101	(1-23,1-30,2-6)		

### 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

> > (1-30)

### NOTICE

Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

<u>110275</u>

Substitute Trustees Plaintiffs

KEVIN R. MERRIWEATHER 2725 Afton Street Temple Hills, MD 20748 Defendant(s)

vs.

### In the Circuit Court for Prince George's County, Maryland

Civil No. CAE 13-18634

Notice is hereby given this 10th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2725 Afton Street, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$183,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109992 (1-16,1-23,1-30) Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

NOTICE

Substitute Trustees Plaintiffs

HEATHER M. SCHMAEDEKE 8667 Greenbelt Road, Unit # T2 Greenbelt, MD 20770 Defendant(s)

vs.

### In the Circuit Court for Prince George's County, Maryland

### Civil No. CAEF 13-22373

Notice is hereby given this 10th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8667 Greenbelt Road, Unit # T2, Greenbelt, MD 20770 made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2014.

price at the Foreclosure sale to be \$88,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 109993 (1-16, 1-23, 1-30)

the insertion of a copy of this Order in a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 7th day of February, 2014, warning all persons interested in the said properties to be and appear in this Court by the 18th day of March, 2014 and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all

Description

Plaintiff

# **ORDER OF PUBLICATION**

JUPITER 2013, LLC

vs.

Archie D. Joiner; The Bank of New York Mellon, F/K/A The Bank of New York as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2007-1; Equity Settlement Services, Inc., R.A; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 11404 Pitsea Dr, Beltsville MD 20705 and more particularly described as District 01, Account #0034462

### Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 13-35655

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11404 Pitsea Dr, Beltsville MD 20705, Lot Size 8251 SF, being known as District 01, Account #0034462.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 0110146 (1-30,2-6,2-13)

### ORDER OF PUBLICATION JUPITER 2013, LLC Plaintiff

vs.

Tanya Cooper; LSF6 MRA REO Trust C/O Vericrest Financial, Inc.; Craig A. Parker, Trustee; Diane S. Rosenberg, Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 16409 Pleasant Hill Ct, Bowie MD 20716 and more particularly described as District 07, Account #0799973 Defendants

## In the Circuit Court for Prince George's County, Maryland CAE 13-35656

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

16409 Pleasant Hill Ct, Bowie MD 20716, Lot Size 1600 SF, being known as District 07, Account #0799973.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 0110147 (1-30,2-6,2-13)

# **LEGALS**

### ORDER OF PUBLICATION JUPITER 2013, LLC Plaintiff

vs.

Patrick Jules; Beneficial Maryland, Inc. F/K/A Beneficial Mortgage Company of Maryland; Mortgage Two Corporation, Trustee; Household Financial Corp. III, Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 6604 Powhatan St., Riverdale MD 20737 and more particularly described as District 19, Account #2144459

### Defendants In the Circuit Court for Prince George's County, Maryland CAE 13-35657

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6604 Powhatan St., Riverdale MD 20737, Lot Size 6,222 SF, being known as District 19, Account #2144459.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 0110148 (1-30,2-6,2-13)

### **ORDER OF PUBLICATION** JUPITER 2013, LLC

Plaintiff vs.

Bonita L. Thomas; Wells Fargo Bank, National Association; Law Offices of Larry H. Kirsch, Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 8216 Quentin St., New Carrollton MD 20784 and more particularly described as District 20, Account #2230944

### Defendants

In the Circuit Court for Prince George's County, Maryland

## CAE 13-35658

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8216 Quentin St., New Carrollton MD 20784, Lot Size 10852 SF, being known as District 20, Account #2230944.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-seted in the properties listed above ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 0110149 (1-30,2-6,2-13)

### ORDER OF PUBLICATION JUPITER 2013, LLC Plaintiff

**LEGALS** 

VS.

James Elmore Hicks; The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1; Jeffrey Nadel, Sub. Trustee; Scott Nadel, Sub. Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 729 Shelby Dr, Oxon Hill MD 20745 and more particularly described as District 12, Account #1370493

### Defendants In the Circuit Court for Prince George's County, Maryland CAE 13-35659

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding. this proceeding:

729 Shelby Dr, Oxon Hill MD 20745, Lot Size 5900 SF, being known as District 12, Account #1370493.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 0110150 (1-30,2-6,2-13)

**LEGALS** 

# **ORDER OF PUBLICATION**

JUPITER 2013, LLC

vs. Allen R. Rivers; Joyce A. Rivers; Deutsche Bank National Company As Trustee Under The Pooling and

# **ORDER OF PUBLICATION**

JUPITER 2013, LLC Plaintiff vs. John F. McEachern: Scarlet Procope

VS. Arthur Bishop; U.S. Bank National

Plaintiff

LEGALS

JUPITER 2013, LLC Plaintiff vs.

ORDER OF PUBLICATION

Olushola Okonedo; U.S. Bank, NA, As Successor Trustee to Bank of America, N.A. As Successor Trustee to Lasalle Bank, N.A. As Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset- Backed Certificates Series 2007-FF1; PNC Bank, National Association FKA National City Bank, FKA First Franklin; Ronald L. Chasen, Trustee Merscorp Holdings Inc. For Mortgage Electronic Rgistration Systems Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 10205 Tulip Tree Dr, Bowie, MD 20721 and more particularly described as District 13 Account #3047016

# **LEGALS**

# **ORDER OF PUBLICATION**

JUPITER 2013, LLC Plaintiff VS.

Elisa Rodriguez Ortiz; Jendrio D. Gonzalez U.S. Bank, N.A. As Trustee for the Holders of the Spealty Underwriting

ORDER OF PUBLICATION JUPITER 2013, LLC

Plaintiff vs.

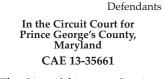
ement Dated

Plaintiff

day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 0110166 (1-30,2-6,2-13)



The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding: this proceeding:

known as District 07, Account

611 Stanwich Ter, Upper Marlboro MD 20774, Lot Size 9,680 SF, being #3818440. The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince Courts (Court for uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the properties listed above to appear in this Court by the 25th day of March. 2014. and redeem the

JUPITER 2013, LLC

#3818440

vs.

scribed as District 07, Account

White; Nationstar Mortgage, LLC; James M. Sack, Trustee; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 611 Stanwich Ter, Upper Marlboro MD 20774 and more particularly de-

**ORDER OF PUBLICATION** 

John M. White III; Cleopatra A.

Plaintiff

Association, As Trustee; Fidelity National Title Agency of New York T/A Fidelity National Insurance Company of New York, Trustee; Merscorp Holdings Inc. For Mortgage Electronic Registration Systems Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 7020 96th Pl., Lanham, MD 20706 and more particularly described as District 14 Account # 1633783

**ORDER OF PUBLICATION** 

JUPITER 2013, LLC

### Defendants

# In the Circuit Court for Prince George's County, Maryland

### CAE 13-37589

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7020 96th Pl., Lanham, MD 20706 Lot Size 11,909 SF, being known as District 14 Account #1633783

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Te	st:
Marilynn M. B	land, Clerk
110197	(1-30.2-6.2-13)

Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC3; Pinnacle Title and Escrow, Inc.; Merscorp Holdings Inc. for Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 6708 20th Ave., Hyattsville, MD 20783 and more particularly described as District 17 Account # 1854694

Defendants

vright; Capital One, NA F/K/A Chevy Chase FSB; Ally Bank F/K/A GMAC Bank; Vicki L. Parry, Trustee; Lisa Cavacini, Trustee; Mary Spencer, Trustee; Merscorp Holdings Inc. For Mortgage Electronic Registration Systems, Inc.; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 10001 Frank Tippett Rd., Cheltenham, MD 20623 and more particularly described as District 11 Account #1139971 Defendants

Edna C. Wainwright; John E. Wain-

ervicing Agr May 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-BR3 Mortgage Pass-Through Certificates Series 2007-BR3; Jeffrey Nadel, Sub. Trustee; Scott Nadel Sub. Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 10211 White Ave., Clinton, MD 20735 and more particularly described as District 09 Account #0893156

In the Circuit Court for

Prince George's County, Maryland

CAE 13-35664

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the

State of Maryland to the plaintiff in

10211 White Ave., Clinton, MD

20735 Lot Size 10,070 SF, being

known as District 09 Account

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid

It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for

Prince George's County, ORDERED,

that notice be given by the insertion of a copy of this Order in some

newspaper having general circula

tion in Prince George's County once a week for three (3) successive

weeks, warning all persons inter-

ested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-

terest and answer the complaint or

thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed

above, and vesting in the plaintiff a title, free and clear of all encum-

MARILYNN M. BLAND

Clerk of the Circuit Court for

Prince George's County, Maryland

(1-30,2-6,2-13)

this proceeding:

#0893156.

Defendants

Bank of America, N.A. F/K/A BAC Home Loans Servicing, LP; GE Capital Retail Bank, F/K/A GE Money Bank, FSB F/K/A WMC Mortgage Corp.; Richard T. Cregger, Trustee; The State of Maryland, Comptroller of Maryland; PG County; All Persons that have or claim to have any interest in the property known as 307 Elmleaf Ave., Capitol Heights, MD 20743 and more particularly described as District 18 Account #2060341

### Defendants

# In the Circuit Court for Prince George's County, Maryland

### CAE 13-35690

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding. this proceeding:

307 Elmleaf Ave., Capitol Heights, MD 20743 Lot Size 6,000 SF, being known as District 18 Account #2060341.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of January, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an in-terest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encum-

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 110195 (1-30,2-6,2-13)

In the Circuit Court for Prince George's County, Maryland CAE 13-35663

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10205 Tulip Tree Dr, Bowie, MD 20721 Lot Size 1526 SF, being known as District 13 Account #3047016.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 110181 (1-30,2-6,2-13) The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in

In the Circuit Court for

Prince George's County, Maryland

CAE 13-35667

6708 20th Ave., Hyattsville, MD 20783, Lot Size 6,707 SF, being known as District 17, Account #1854694

this proceeding:

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 110185 (1-30,2-6,2-13)

Prince George's County, Maryland CAE 13-37588 The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

In the Circuit Court for

10001 Frank Tippett Rd., Chel-tenham, MD 20623 Lot Size 13583 SF, being known as District 11 Account #1139971.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 21st day of Jan-uary, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 25th day of March, 2014, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy-Test: Marilynn M. Bland, Clerk

True Copy—Test: Marilynn M. Bland, Clerk (1-30,2-6,2-13) <u>110182</u>

brances

110196

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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** 

# **LEGALS**

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

4220 71st Avenue, Landover Hills, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Nanette McGraw, dated February 19, 2008, and recorded in Liber 29498 at folio 520 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:13 AM

all that property described in said Deed of Trust as follows:

LOT NUMBERED FIFTEEN (15), IN BLOCK LETTERED "N" IN THE SUB-DIVISION KNOWN AS "SECTION 3 LANDOVER HILLS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK BB 8 AT PLAT 34, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the function 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 Subcititute Tructors if the property is purchased by an ontify other than annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an anual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

110240

# **LEGALS**

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

Improved by premises known as

### 10440 Edgefield Drive, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from by virtue of the power and authority contained in a Deed of Trust from Magda Castellanos and Edwin E Gutierrez, dated December 21, 2006, and recorded in Liber 27222 at folio 183 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, on

### **FEBRUARY 18, 2014** AT 9:18 AM

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY (20) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "KNOLL-WOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41 AT PLAT 49 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the Is the successful blader, the deposit requirement is warved. 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 the date the date the funds are received in the office of the substitute of patients. within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

# LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

**LEGALS** 

<u>110245</u>

(1-30,2-6,2-13)

110243 (1-30, 2-6, 2-13)

Improved by premises known as

6120 85th Place, New Carrollton, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Roberto C Luna and Serafin Eleazar Zurita Espinoza, dated May 31, 2006, and recorded in Liber 25289 at folio 608 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:16 AM

all that property described in said Deed of Trust as follows:

LOT NUMBERED TWENTY-SIX (26), IN BLOCK LETTERED "Z", IN THE SUBDIVISION KNOWN AS "CARROLTON", AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NO. WWW29, PLAT NO. 48.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole 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. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-charger taxes. chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

# LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(1-30,2-6,2-13)

# **LEGALS**

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

### Improved by premises known as

### 3205 Carlene Court, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from By Virtue of the power and authority contained in a Deed of Irust 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 under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:10 AM

all that property described in said Deed of Trust as follows:

LOT NUMBERED EIGHT (8) IN BLOCK LETTERED "F", AS SHOWN ON THAT PLAT OF SUBDIVISION ENTITLED PLAT TWO, BLOCK G, PARTS OF D,F,H & I, COLLINGTON ESTATES", AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT NLP 97 AT PLAT NO. 96.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 f the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

# LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

110237

(1-30,2-6,2-13)

110232

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

Improved by premises known as

### 9040 Continental Place, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Char-maine M Harrod, dated July 29, 2005, and recorded in Liber 24265 at folio 137 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:04 AM

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTY-TWO (52) IN THE SUBDIVISION KNOWN AS "PLAT TWO, CENTENNIAL VILLAGE" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 94 AT PLAT 39, BEING IN THE 13TH ELECTION DISTRICT.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 of 0.6 per of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominum fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

# IMPROVED REAL ESTATE

Improved by premises known as 1802 Wetherbourne Court, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Gregory Thomas Morton and Sonya Bell Morton, dated July 27, 2007, and recorded in Liber 28355 at folio 372 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

### **FEBRUARY 18, 2014**

### AT 9:12 AM

all that property described in said Deed of Trust as follows:

LOT NUMBERED 29, BLOCK "A", IN THE SUBDIVISION KNOWN AS "PLAT ONE, WOODVIEW VILLAGE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 152, AT PLAT NO. 4, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

TAX ACCOUNT NO.: 13-1566587

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$50,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the nurchaser in the order settlement be no abatement of interest due from the purchaser in the event settlement be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable stamps, transfer taxes, and all settlement charges shall be borne by the pur-chaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the re-fund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(1-30,2-6,2-13) <u>110239</u> (1-30,2-6,2-13)

THE **PRINCE GEORGE'S** POST



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### **ORDER OF PUBLICATION**

BEOR FUND, LLC 53 E Broadway, 1st Floor 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

PNC BANK, NATIONAL ASSOCI-ATION F/K/A BANK OF SOUTHERN MARYLAND

### and

HUGHES, JR., WESLEY E. TRUSTEE

and

JAMES E. SHOOK, TRUSTEE

### and

JAMES M. BURKE, 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 Addres: 4900 Silver Hill Rd

Account Number: 06 0575175 Description: Parcel E-1, 14,683.0000 Sq. Ft. & Imps Suitland-1st Addn Assmt: \$446,800.00 Liber/Folio: 12283/578 Assessed To: Silver Hill Walk In Clinic LLC n/k/a Silver Hill Properties LLC

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-35332

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty in the State of Maryland, County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Property Addres: 4900 Silver Hill

Account Number: 06 0575175 Description: Parcel E-1, 14,683.0000 Sq. Ft. & Imps Suitland-1st Addn Assmt: \$446,800.00

File: PG 13-4090 TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013,

### Plaintiff VS.

Nii O. Adjei, Eugene V. Brown, Capital One Bank NA f/k/a Chevy Chase Bank F.S.B., Dovenmuehle Mortgage Inc., Janelle Allison, Trustee, Robert Bystrowski, Trustee, Presidential Park Council of Unit Owners, Prince George's County, Marvland and all unknown owners of the property described below: all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

9203 New Hampshire Avenue, Silver Spring, MD 20903 and described as Bldg 2 Unit 10 3 1,800.0000 Sq. Ft. & Imps. Presidential Assmt \$130,900 Lib 00000 Fl 683 Account No. 1945096 in District 17 on the Tax Roll of the Director of Finance.

### Defendants

# In the Circuit Court for Prince George's County, Maryland Civil Division

CAE 13-37749

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired

It is thereupon this 21st day of Jan-uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 14th day of February, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 25th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-4139

**LEGALS** 

TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013,

Plaintiff vs. Jack F. Holden, Jr., Hildegarde J.

Holden, Colonial Mortgage Corporation, Lender, Thomas I. Sweenev, Trustee, Nathaniel J. Taube, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

3221 28th Parkway, Temple Hills, MD 20748 and described as 4,200.0000 Sq. Ft. & Imps. Good Hope Hills-Lot 71 Blk C Assmt \$129,100 Lib 00000 Fl 162, Account No. 525063 in District 06 on the Tax Roll of the Director of Finance.

### Defendants

# In the Circuit Court for Prince George's County, Maryland Civil Division

### CAE 13-37750

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 21st day of January, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 14th day of February, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 25th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff

# File: PG 13-3760

TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700

Washington, DC 20015

# ORDER OF PUBLICATION

VS.

US Bank as Custodian for SPE 2013,

# Plaintiff

Armj Properties, Inc., Speciality Lending Group, LLC, Gemini Or-ganization, Ltd., Jeffrey Levin, Trustee, Prince George's County, Marvland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

2000 Ritchie Road, District Heights, MD 20747 and described as Cae 08-35012 T DT 09/30/2009 8,000/0000 Sq. Ft. & Imps. Assmt \$126,900 Map 082 Grid A1 Par 335 Lib 00000 Fl 170 Account No. 603431 in District 06 on the Tax Roll of the Director of Finance.

### Defendants

# In the Circuit Court for Prince George's County, Maryland Civil Division

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland

months from the date that the first

It is thereupon this 21st day of January, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 14th day of February, 2014 warning all persons having of claiming to have any interest in the property described above to appear in this Court by the 25th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

# File: PG 13-3668

**LEGALS** 

TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

### **ORDER OF PUBLICATION**

US Bank as Custodian for SPE 2013,

Plaintiff VS.

Jason Campbell, First National Bank of Arizona, Home First Title Group, LLC, Trustee, Howard N. Bierman, Trustee, Mortgage Electronic Registration Systems, Inc., Jacob Geesing, Trustee, Carrie M. Ward, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

5719 Dade Street, Capitol Heights, MD 20743 and described as Lots 69.70 4,000.0000 Sq. Ft. & Imps. Tolson Heights Blk 9 Assmt 95,700 Lib 00000 Fl 000 Account No. 2083491 in District 18 on the Tax Roll of the Director of Finance.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-37747

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de scribed property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Mary-land to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) nonths from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 21st day of January, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's county, Maryland, once a week for three (3) consecutive weeks, on or before the 14th day of February 2014 warning all persons having of claiming to have any interest in the property described above to appear in this Court by the 25th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the

### File: PG 13-3590

TOBIN, O'CONNOR & EWING 5335 Wisconsin Avenue, N.W. Suite 700 Washington, DC 20015

## ORDER OF PUBLICATION

### US Bank as Custodian for SPE 2013, LLC,

Plaintiff vs.

Wheeler Mackall, Wesley Hawkins, Trustees of St. Thomas M.E. Church, Thomas Pinkney, St. Thomas M.E. Church, Aquasco, Presonal Representative of the Estate of Wesley Hawkins, Personal Representative of the Estate of Thomas Pinkney, Personal Representative of the Estate of James Meads, Personal Representative of the Estate of Albert Scott, James Meads, Isiah Gray, Howard Robinson, Henry Dodson, Darnel Hardy, Albert Scott, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

18810 Aquasco Road, Brandywine, MD 20613 and described as 32,670.0000 Sq. Ft. & Imps. Assmt \$136,400 Map 173 Grid F3 Par 087 Lib 00000 Fl 055 Account No. 844613 in District 08 on the Tax Roll of the Director of Finance,

Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 13-36384

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Marvland and Prince George's County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

It is thereupon this 21st day of Jan-uary, 2014 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 14th day of February, 2014 warning all persons having or claiming to have any interest in the

# CAE 13-37748

and Prince George's County, Mary-land to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, al-though more than six (6) months from the date of the sale have expired and more than two (2) of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

pired.

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 21st day of Jan-uary, 2014, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 14th day of February, 2014, warning all persons inter-ested in the said properties to be and appear in this Court by the 25th day of March, 2014, and redeem the Perperty, and appung the Court Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encum-

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

brances.

True Copy—Test: Marilynn M. Bland, Clerk 110179 (1-30,2-6,2-13)

### NOTICE

IN THE MATTER OF: Lisa Antoinette Wimberly

FOR THE CHANGE OF NAME TO: Lisa Antoinette McConnaughey

In the Circuit Court for Prince George's County, Maryland

### Case No. CAE 14-01580

A Petition has been filed to change the name of Lisa Antoinette Wim-berly to Lisa Antoinette Mc-Connaughey.

The latest day by which an objec tion to the Petition may be filed is February 21, 2014.

Marilynn M. Bland Clerk of the Circuit Court for Prince George's County, Maryland 110281 (1-30)



The Defendants are hereby in-formed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 110203 (1-30,2-6,2-13)

a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk 110201 (1-30,2-6,2-13)

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk (1-30,2-6,2-13) <u>110204</u>

a title in fee simple or leasehold free and clear of all encumbrances. The Defendants are hereby informed of the latest date to file a written Answer or Petition to Re-

property, and vesting in the Plaintiff

deem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk (1-30,2-6,2-13) 110205

property described above to appear in this Court by the 25th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Marilynn M. Bland, Clerk (1-30,2-6,2-13) 110206

# LEGALS

v.

### NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs v.

David Curry, Jr. 7214 Donnell Place, #D-7 District Heights, MD 20747

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30313

Notice is hereby given this 27th day of January, 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 27th day of February, 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 27th day of Exbrarger 2014

February, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$77,446.95. The property sold herein is known as 7214 Donnell Place, #D-7, 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 (1-30,2-6,2-13) 110286

# Richard E. Solomon Richard J. Rogers

NOTICE

Edward S. Cohn Stephen N. Goldberg Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs

Linda A. McCain 13105 Venango Road Fort Washington, MD 20744

Defendant(s)

v.

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-28975

Notice is hereby given this 27th day of January, 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 27th day of February, 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 27th day February, 2014. The Report of Sale states the

amount of the foreclosure sale price to be \$368,702.64. The property sold herein is known as 13105 Venango 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 (1-30, 2-6, 2-13)110287

## NOTICE Carrie M. Ward, et al.

4520 East West Highway, Suite 200 Bethesda, MD 20814

v.

**LEGALS** 

Substitute Trustees Plaintiffs

RONALD L. JONES 7913 Vernon Drive Fort Washington, MD 20744

### Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-02420

Notice is hereby given this 23rd day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7913 Vernon Drive, 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 24th day of February, 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 24th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$131,827.50.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 110288 (1-30,2-6,2-13)

# NOTICE

Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

Substitute Trustees Plaintiffs

Defendant(s)

AARONISSA ALLEYNE AKA ALLEYN AARONISA 3110 Church Street Lanham, MD 20706-1700

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-30199

Notice is hereby given this 27th day of January, 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 3110 Church Street, Lanham, MD 20706-1700 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 27th day, of February before the 27th day of February 2014, provided a copy of this NO-TICE be inserted in some newspaper printed in said County, once in each of three successive weeks be-fore the 27th day of February, 2014. The report states the purchase price at the Foreclosure sale to be \$117,750.40.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 110284 (1-30, 2-6, 2-13)

### NOTICE

Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814

> Substitute Trustees, Plaintiffs

JOSEPHINE E. KEYS 144 Daimler Drive, Unit #88 Capitol Heights, MD 20743

v.

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-25217

Notice is hereby given this 27th day of January, 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 144 Daimler Drive, Unit #92 Consider Halachter MD Unit #88, Capitol Heights, MD 20743 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 27th day of February, 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 27th day of February, 2014. The report states the purchase

price at the Foreclosure sale to be \$154,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Marilynn M. Bland, Clerk 110285 (1-30,2-6,2-13)

BWW LAW GROUP, LLC 4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

## SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7812 HANOVER PKWY., UNIT # T1 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated June 24, 2009 and recorded in Liber 30776, Folio 367 among the Land Records of Prince George's Co., MD, with an original principal balance of \$195,000.00 and an original interest rate of 2.9540% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 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 described as Unit Numbered 341 in a horizontal property regime known as "Greenbrier 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" condition and subject to 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 (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not indimited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may the resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insura

### 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

12216 ROLLING HILL LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated December 23, 2005 and recorded in Liber 24602, Folio 579 among the Land Records of Prince George's Co., MD, with an original principal balance of \$369,000.00 and an original interest rate of 8.10000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 2014 AT 11:18 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser shall be the return of the deposit without interest. If purchaser. If Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entiled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey 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

### (1-23,1-30,2-6) 110061

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

### 6921 GATEWAY BLVD. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated June 24, 2010 and recorded in Liber 31908, Folio 554 among the Land Records of Prince George's Co., MD, with an original principal balance of \$330,000.00 and an original interest rate of 2.2040% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 \$10,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, to-gether with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale 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 defaulted purchaser's sol

### 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

(1-23, 1-30, 2-6)

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BWW LAW GROUP, LLC

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BWW LAW GROUP, LLC

4520 East West Highway, Suite 200 Bethesda, MD 20814 (301) 961-6555

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 5126 DUEL PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 7, 2008 and recorded in Liber 30268, Folio 355 among the Land Records of Prince George's Co., MD, with an original principal balance of \$259,450.00 and an original interest rate of 4.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 \$28,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of 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 th

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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 12501 CASWELL LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated November 22, 2004 and recorded in Liber 21060, Folio 609 among the Land Records of Prince George's Co., MD, with an original principal balance of \$186,000.00 and an original interest rate of 8.800% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 11, 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 \$31,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental en-tity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repay ment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a mo-tion 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.

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### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 563 WILSON BRIDGE DR., UNIT #6762 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated November 23, 2005 and recorded in Liber 24020, Folio 108 among the Land Records of Prince George's Co., MD, with an original principal balance of \$65,600.00 and an original interest rate of 8.250% 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

### FEBRUARY 11, 2014 AT 11:53 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 6762/A-1, Building 1, Wilson Bridge Condominium and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to postsale 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 the defaulted purchaser. If suchaser. The defaulted purchaser is also such as a such as the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurabl

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