

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

13401 KRIS RAN COURT
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Malaika Askari-Tamu, dated February 24, 2010, and recorded in Liber 31487 at folio 096 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-25003)

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

113407 (8-14,8-21,8-28)

LEGALS

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND

In the Matter of:
DEANGELO KHALIQ BROWN,
Minor

Guardianship No. GD-10519

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely DEANGELO KHALIQ BROWN, an infant male born on November 16, 2000 at Prince George's Hospital, Cheverly, MD to Uronda Lahissa Brown and Father Unknown, having been filed, it is this 5th day of August, 2014.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, 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 14th day of November, 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

113509 (8-14,8-21,8-28)

THE
PRINCE
GEORGE'S

POST

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301-627-0900

Fax

301-627-6260

SUBSCRIBE

TODAY!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

8011 MAXFIELD COURT
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Sandys A. Williams and Mary A. Williams, dated August 31, 2007, and recorded in Liber 28591 at folio 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27115)

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

113408 (8-14,8-21,8-28)

LEGALS

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

IN THE MATTER OF A
PETITION FOR ADOPTION OF
A MINOR

Adoption No: CAA14-10728

NOTICE TO UNKNOWN
BIRTH FATHER

To: UNKNOWN BIRTH FATHER. You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA14-10728. All persons who believe themselves to be parent of a male child born July 27, 2014, in Fairfax County, Virginia to CHRISTINE MARIE RINEHART, birth date September 6, 1974, shall file a written response. A copy of the show cause order may be obtained from the clerk's office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George's County Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

113493 (8-14)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.
CHERYL ANN WRIGHT
918 Quietview Drive
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-10831

Notice is hereby given this 4th day of August, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 918 Quietview Drive, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of September, 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 4th day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$110,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113427 (8-14,8-21,8-28)

NOTICE

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

Plaintiffs

vs.
William R Robinson Jr. and
Lori M Robinson

Defendants

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

CIVIL NO. CAE 12-14578

ORDERED, this 4th day of August, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11000 Penny Avenue, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 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 4th day of September, 2014, next.

The report states the amount of sale to be \$170,850.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113426 (8-14,8-21,8-28)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.
NIA T. MALLET
207 10th Street
Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-07076

Notice is hereby given this 6th day of August, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 207 10th Street, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of September, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$240,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113472 (8-14,8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1836 METZEROTT ROAD 925
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Memuna Tarawaley, dated December 15, 2005, and recorded in Liber 24384 at folio 457 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-24054)

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

113409 (8-14,8-21,8-28)

LEGALS

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.
ARUNA GOMES
SAMUEL GOMES
2602 Muskogee Street
Hyattsville ARTA
Adelphi, MD 20783

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-07820

Notice is hereby given this 6th day of August, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2602 Muskogee Street, Hyattsville ARTA Adelphi, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of September, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$445,159.07.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113471 (8-14,8-21,8-28)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
FELICIA O. COKER
11305 Kettering Terrace
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 13-04872

Notice is hereby given this 6th day of August, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11305 Kettering Terrace, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of September, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$157,250.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113470 (8-14,8-21,8-28)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.
ROY EDDY
BEVERLY V. EDDY
6918 Foster Street
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-00394

Notice is hereby given this 6th day of August, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6918 Foster Street, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of September, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$209,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113476 (8-14,8-21,8-28)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.
WILFREDO RODRIGUEZ AKA
WILFREDO RODRIQUEZ
ANA R. MORALES
9405 Tuckerman Street
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-07873

Notice is hereby given this 6th day of August, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9405 Tuckerman 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 8th day of September, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$210,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113475 (8-14,8-21,8-28)

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

2603 BROOKS DRIVE
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Umar Abdus-Salaam and Sherdina M. Jones, dated April 25, 2006 and recorded in Liber 25256, Folio 263, and re-recorded at Liber 35951, Folio 151 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$35,850.00, and an original interest rate of 8.000%, 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 **SEPTEMBER 2, 2014 AT 11:00 AM.**

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

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

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

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

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

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

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

113421(8-14,8-21,8-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

9102 ANNA DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Labua Sanders, dated October 18, 2010 and recorded in Liber 32107, Folio 137 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$167,242.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 26, 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 \$16,000.00 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

113323(8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

9617 LACONIA DRIVE
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Melina Antonietta Castellanos, dated December 15, 2000 and recorded in Liber 14286, Folio 398 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$243,000.00, and an original interest rate of 9.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 19, 2014 AT 11:00 AM.**

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

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

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

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

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

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

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

113261(7-31,8-7,8-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1024 FAIRFORD WAY
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Janice M. McKutchin, dated December 31, 2009 and recorded in Liber 31361, Folio 290 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$136,393.00, and an original interest rate of 5.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 26, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

113325(8-7,8-14,8-21)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ZIQIANLI WANG
JIN TANG
7710 Hanover Parkway Unit #101
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-05746**

Notice is hereby given this 29th day of July, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7710 Hanover Parkway, Unit #101, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 29th day of August, 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
113392(8-7,8-14,8-21)

NOTICE

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

Plaintiffs

vs.

Kimberli D Motley

Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**

CIVIL NO. CAEF 14-04172

ORDERED, this 4th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 604 Juneberry Court, Bowie, Maryland 20721 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 4th day of September, 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 4th day of September, 2014, next.

The report states the amount of sale to be \$596,849.91.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113425(8-14,8-21,8-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7521 RIVERDALE ROAD APT 1966
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Sean Plummer a/k/a Sean Anthony Michael Plummer, dated November 25, 2009 and recorded in Liber 31273, Folio 8 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$58,913.00, and an original interest rate of 5.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 19, 2014 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a 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. The property will be sold at the risk and expense of a defaulting purchaser.

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

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

113278(7-31,8-7,8-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CATHERINE SMITH
DEREK SMITH
4519 Greenwood Road
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-05668**

Notice is hereby given this 29th day of July, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4519 Greenwood Road, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 29th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$351,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113396(8-7,8-14,8-21)

NOTICE

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

Plaintiffs

vs.

Jeffrey T. Dorsey

Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**

CIVIL NO. CAEF 13-30255

ORDERED, this 7th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10200 Waterwell Way, Laurel, Maryland 20708 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 8th day of September, 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 8th day of September, 2014, next.

The report states the amount of sale to be \$299,979.50.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113484(8-14,8-21,8-28)

LEGALS

NOTICE

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

v.

Philip B. Terry, a/k/a Phillip B. Terry-Smith
19 Post Office Avenue, Unit 2
Laurel, MD 20707
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-11745**

Notice is hereby given this 28th day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of August, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day August, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$263,832.62. The property sold herein is known as 19 Post Office Avenue, Unit 2, Laurel, MD 20707.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113317 (8-7,8-14,8-21)

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.

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

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

Notice is hereby given this 22nd day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of August, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day August, 2014.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113286 (7-31,8-7,8-14)

NOTICE

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

v.

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

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

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

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

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

LEGALS

NOTICE

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

v.

Wayne E. Duff,
Personal Representative for the Estate of William E. Duff
4424 Natahala Drive
Clinton, MD 20735
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-10939**

Notice is hereby given this 28th day of July, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of August, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day August, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$335,293.75. The property sold herein is known as 4424 Natahala Drive, Clinton, MD 20735.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113320 (8-7,8-14,8-21)

NOTICE

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

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

CIVIL NO. CAEF 13-30090

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

The report states the amount of sale to be \$312,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113214 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Chanda L Macias
Defendant

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

CIVIL NO. CAEF 14-05758

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

The report states the amount of sale to be \$231,472.27.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113219 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Albert Adebayo and
Odessa Adebayo
Defendants

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

CIVIL NO. CAEF 13-33750

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15612 Everglade Lane, Unit #203, 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 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

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

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113221 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Wilber Noel Flores Segovia aka
Wilber Flores Segovia
and Pablo Flores Segovia aka
Pablo Flores-Segovia
Defendants

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

CIVIL NO. CAEF 14-10770

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

The report states the amount of sale to be \$215,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113285 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Damonn N Brown and
Tonya Y Brown
Defendants

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

CIVIL NO. CAE 13-02367

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1718 Bradmoore Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

The report states the amount of sale to be \$201,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113215 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Sallie M Henson and
Francis Leroy Henson
Defendants

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

CIVIL NO. CAEF 14-04430

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8204 Redview Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

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

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113216 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Curtiss B Mitchell
Defendant

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

CIVIL NO. CAEF 14-05509

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2810 Crestwick Place, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

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

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113217 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Tonia Briscoe and
Eric L Briscoe
Defendants

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

CIVIL NO. CAEF 13-21127

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6210 Kinsey Terrace, Lanham, Maryland 20770 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

The report states the amount of sale to be \$259,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113212 (7-31,8-7,8-14)

LEGALS

NOTICE

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

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

CIVIL NO. CAEF 14-05662

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7125 Donnell Place C-4, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

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

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113218 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Jason D Brown
Defendant

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

CIVIL NO. CAE 13-18219

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1881 Addison Road South #1633, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

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

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113222 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Sonja M Turner aka
Sonja M Turner-Bowman
Defendant

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

CIVIL NO. CAEF 14-09479

ORDERED, this 21st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1658 Forest Park Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2014, next.

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

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113220 (7-31,8-7,8-14)

NOTICE

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

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

CIVIL NO. CAE 12-29002

ORDERED, this 30th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8136 Mandan Terrace, Greenbelt, Maryland 20770 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 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 2nd day of September, 2014, next.

The report states the amount of sale to be \$198,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113390 (8-7,8-14,8-21)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Angela Johnson aka Angel Johnson
and Robert Earl Smith
Defendants

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

CIVIL NO. CAEF 13-23415

ORDERED, this 25th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 523 68th Place, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of August, 2014, next.

The report states the amount of sale to be \$182,121.25.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113312 (8-7,8-14,8-21)

NOTICE

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

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

CIVIL NO. CAEF 14-04173

ORDERED, this 25th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3328 Huntley Square Drive, #B-1, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of August, 2014, next.

The report states the amount of sale to be \$17,118.82.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113311 (8-7,8-14,8-21)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Karen Allen Mason aka Karen
Mason fka Karen Allen Blake and
Michael A Mason
Defendants

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

CIVIL NO. CAEF 14-00317

ORDERED, this 25th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4317 23rd Place, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of August, 2014, next.

The report states the amount of sale to be \$76,605.06.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113313 (8-7,8-14,8-21)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Henry Adams and Mary Young
Adams aka Mary M Adams
Defendants

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

CIVIL NO. CAEF 13-30352

ORDERED, this 25th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1805 Cedarwood Court, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of August, 2014, next.

The report states the amount of sale to be \$87,200.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113314 (8-7,8-14,8-21)

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

LEGALS

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Kenisha A Revish aka
Kenisha Revish aka
Kenisha A Taylor and
Calvin Taylor
Defendants

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

CIVIL NO. CAEF 13-23501

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

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

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113288 (7-31,8-7,8-14)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Derrick Wiggins and
Denise Wiggins
Defendants

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

CIVIL NO. CAE 12-35921

ORDERED, this 22nd day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 27 Joyceton Terrace, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of August, 2014, next.

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

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113284 (7-31,8-7,8-14)

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

15412 BENJAMIN RING ST.
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated January 26, 2005 and recorded in Liber 21806, Folio 441 among the Land Records of Prince George's Co., MD, with an original principal balance of \$245,700.00 and an original interest rate of 2.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES	
Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.	
Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees	
ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838	
113231	(7-31,8-7,8-14)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law

600 Baltimore Avenue, Suite 208

Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

10500 BIRDIE LANE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from John A. Knapp and Tracy M. Knapp, dated August 17, 2007 and recorded in Liber 28635, Folio 478 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$396,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 19, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees	
Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com	
113263	(7-31,8-7,8-14)

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

6101 CIPRIANO RD.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated March 23, 2006 and recorded in Liber 25505, Folio 642 among the Land Records of Prince George's Co., MD, with an original principal balance of \$304,000.00 and an original interest rate of 7.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 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 \$45,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES	
Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.	
Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees	
ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838	
113348	(8-7,8-14,8-21)

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

9149 DARCY RD.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 17, 2006 and recorded in Liber 25727, Folio 23 among the Land Records of Prince George's Co., MD, with an original principal balance of \$323,700.00 and an original interest rate of 10.2000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES	
Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.	
Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees	
ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838	
113232	(7-31,8-7,8-14)

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

13325 WARBURTON DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Mary S. Redmond Moore and Wilbur H. Moore, dated September 25, 2006 and recorded in Liber 26447, Folio 227 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$297,793.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 2, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees	
Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, Maryland 21204 (410) 825-2900 www.mid-atlanticauctioneers.com	
113422	(8-14,8-21,8-28)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law

600 Baltimore Avenue, Suite 208

Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

905 BALSAMTREE PLACE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Maxine C. Matthews, dated October 26, 2007 and recorded in Liber 28862, Folio 435 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$279,960.00, 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 **SEPTEMBER 2, 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 \$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	
113423	(8-14,8-21,8-28)

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

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

AUGUST 19, 2014 AT 11:43 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113255(7-31,8-7,8-14)

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

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

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

AUGUST 19, 2014 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$48,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

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

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

5810 MARYHURST DR.
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated December 19, 2006 and recorded in Liber 28412, Folio 649 among the Land Records of Prince George's Co., MD, with an original principal balance of \$220,000.00 and an original interest rate of 5.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:44 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

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

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

17301 QUEEN ANNE BRIDGE RD.
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated June 28, 2002 and recorded in Liber 16267, Folio 254 among the Land Records of Prince George's Co., MD, with an original principal balance of \$187,600.00 and an original interest rate of 7.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:02 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113432(8-14,8-21,8-28)

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

1200 WESTFIELD DR.
OXON HILL, MD 20745

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

AUGUST 19, 2014 AT 11:45 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

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

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ANTOINETTE BUTTS AKA
ANTOINETTE L. BUTTS
3331 Huntley Square Drive,
Unit #A1
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-02411

Notice is hereby given this 22nd day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3331 Huntley Square Drive, Unit #A1, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of August, 2014.
The report states the purchase price at the Foreclosure sale to be \$90,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113280(7-31,8-7,8-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendant(s)

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

Notice is hereby given this 24th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1836 Metzertott Road, Unit #1211, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of August, 2014.
The report states the purchase price at the Foreclosure sale to be \$132,000.00.

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

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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6410 JOE KLUTSCH DR.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 25, 2011 and recorded in Liber 32492, Folio 496 among the Land Records of Prince George's Co., MD, with an original principal balance of \$200,720.00 and an original interest rate of 5.500000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113236

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7226 JOPLIN ST.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 22, 2006 and recorded in Liber 26499, Folio 125 among the Land Records of Prince George's Co., MD, with an original principal balance of \$184,800.00 and an original interest rate of 6.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113346

(8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8309 CYPRESS ST.
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated December 19, 2006 and recorded in Liber 27881, Folio 326 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 7.15000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 2014 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113347

(8-7,8-14,8-21)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6304 HIL MAR DRIVE #6
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Phyllis D White and The Estate of Phyllis Delores White, dated September 28, 2007, and recorded in Liber 28846 at folio 466 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the under- signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the ad- dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole 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 noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop- erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners assoc- iation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es- crow, if required. Cost of all documentary stamps, transfer taxes, and all set- tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur- chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-44152)

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
113495 (8-14,8-21,8-28)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

8202 PRESBURY PL.
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated January 15, 2007 and recorded in Liber 27164, Folio 580 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$388,150.00 and an original interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:36 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" 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 \$45,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern- mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub- ject to post-sale audit of the status of the loan with the loan servicer includ- ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop- erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar- ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113248 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

15004 NORWAY PL.
BOWIE, MD 20716

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

AUGUST 19, 2014 AT 11:34 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 \$59,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern- mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub- ject to post-sale audit of the status of the loan with the loan servicer includ- ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop- erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar- ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113246 (7-31,8-7,8-14)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

4000 WINDFLOWER WAY
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated April 20, 2007 and recorded in Liber 27706, Folio 243 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$379,900.00 and an original interest rate of 6.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 2014 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$53,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern- mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub- ject to post-sale audit of the status of the loan with the loan servicer includ- ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop- erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar- ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113344 (8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

7423 SHADY GLEN TERR.
CAPITOL HEIGHTS, MD 20743

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

AUGUST 19, 2014 AT 11:35 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 \$16,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern- mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub- ject to post-sale audit of the status of the loan with the loan servicer includ- ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop- erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar- ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113247 (7-31,8-7,8-14)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3800 SELLMAN RD.
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated March 8, 2007 and recorded in Liber 27554, Folio 630 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$462,000.00 and an original interest rate of 7.000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:38 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s Co., MD and described as Tax ID #01-0035428 and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" 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 \$70,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern- mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub- ject to post-sale audit of the status of the loan with the loan servicer includ- ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop- erty at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or mar- ketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113250 (7-31,8-7,8-14)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

12900 CANOE CT.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 24, 2008 and recorded in Liber 29342, Folio 613 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$417,000.00 and an original interest rate of 5.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 2014 AT 11:42 AM

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

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

Terms of Sale: A deposit of \$55,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113375(8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

8003 RIVER GATE LA.
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated January 8, 2007 and recorded in Liber 27149, Folio 328 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$442,000.00 and an original interest rate of 5.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$49,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113445(8-14,8-21,8-28)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

9310 COPERNICUS DR.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated July 2, 2003 and recorded in Liber 22389, Folio 5 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$273,000.00 and an original interest rate of 5.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113446(8-14,8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

15524 NORGE CT.
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October 20, 2004 and recorded in Liber 20907, Folio 502 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$135,909.92 and an original interest rate of 4.54000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113447(8-14,8-21,8-28)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

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

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

SEPTEMBER 3, 2014 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113448(8-14,8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**1816 RAY LEONARD RD.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated November 9, 2011 and recorded in Liber 33126, Folio 550 among the Land Records of Prince George's Co., MD, with an original principal balance of \$92,591.00 and an original interest rate of 4.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 2014 AT 11:43 AM

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

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

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

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

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

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

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

113376 (8-7,8-14,8-21)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**10303 BALSAMWOOD CT.
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated March 16, 1987 and recorded in Liber 6598, Folio 412 among the Land Records of Prince George's Co., MD, with an original principal balance of \$119,200.00 and an original interest rate of 9.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 2014 AT 11:45 AM

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113378 (8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**8415 GREENBELT RD., UNIT #T1
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust dated July 21, 2004 and recorded in Liber 20284, Folio 543 among the Land Records of Prince George's Co., MD, with an original principal balance of \$107,000.00 and an original interest rate of 6.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 2014 AT 11:44 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 8415-T-1, Greenbelt Road of a plat of condominium entitled "Chelsea Wood Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113377 (8-7,8-14,8-21)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**2127 PRINCESS ANNE CT.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated August 31, 2005 and recorded in Liber 23410, Folio 383 among the Land Records of Prince George's Co., MD, with an original principal balance of \$220,000.00 and an original interest rate of 3.90000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 26, 2014 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113343 (8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**5154 SAINT BARNABAS RD.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated September 19, 2005 and recorded in Liber 24467, Folio 640 among the Land Records of Prince George's Co., MD, with an original principal balance of \$224,057.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:09 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as follows: BEGINNING AT THE PIPE ON THE EAST RIGHT OF WAY LINE OF ST. BARNABAS ROAD AT THE INTERSECTION OF THE SOUTH LINE OF A PRIVATE LANE (30 FEE WIDE) THENCE RUNNING WITH THE SAID SOUTH LINE OF THE PRIVATE LANE SOUTH 56 DEGREES IS MINUTES 00 SECONDS EAST 271.27 FEET TO AN IRON PIPE, THENCE LEAVING THE PRIVATE LANE AND RUNNING WITH THE WESTERLY LINE OF A DEED FROM JULIA FREEMAN AND EALTER B. FREEMAN, SR., HUSBAND, TO WALTER A. FREEMAN, JR AND GEORGE FREEMAN , TENANTS IN COMMON AND RECORDED AMONG THE AFOREMENTIONED LAND RECORDS IN LIBER 1018 AT FOLIO 263 SOUTH 33 DEGREES 45 MINUTES 00 SECONDS WEST 108.54 FEET, THENCE RUNNING NORTH 54 DEGREES 06 MINUTES 00 SECONDS WEST 295.47 FEET TO A PIPE ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF ST. BARNABAS ROAD, THENCE RUNNING WITH LINE OF SAID ROAD NORTH 47 DEGREES 35 MINUTES 00 SECONDS EAST 100.37 FEET TO THE PLACE OF BEGINNING, CONTAINING 29,242 SQUARE FEET OF LAND. AS PER SURVEY BY RDA TECHNOLOGY, INC. DATED NOVEMBER 21, 1997. SAVING AND EXCEPTING 1,025.12 SQUARE FEET +/-, AS COMPUTED CONVEYED TO STATE ROADS COMMISSION AS PER PLAT NO. 42985. PROPERTY BEING ASSESSED AS 26,676 SQUARE FEET.

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113439 (8-14,8-21,8-28)

LEGALS

NOTICE

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

vs.

Bernadette Diggs and
Arnold Diggs

Defendants

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

CIVIL NO. CAEF 14-00093

ORDERED, this 29th day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2919 Norman Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of August, 2014, next.

The report states the amount of sale to be \$185,281.46.

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

113389 (8-7,8-14,8-21)

NOTICE

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

vs.

Marcus Bankston and
Gloria Bankston

Defendants

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

CIVIL NO. CAE 12-25127

ORDERED, this 31st day of July, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7807 Westover Lane, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 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 2nd day of September, 2014, next.

The report states the amount of sale to be \$139,246.11.

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

113391 (8-7,8-14,8-21)



LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

August 26, 2014

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of Article 2B.

TRANSFER
Jigishaben A. Patel, President/Secretary/Treasurer, Mitchell G. David, Assistant Secretary, for a Class A, Beer, Wine and Liquor License for the use of JIGI and A, Inc., t/a David's Liquors, 7025 Annapolis Road, Landover, 20784, transfer from David Family Corporation, t/a David's Liquors, Mitchell G. David, President/Secretary/Treasurer.

Thomas Stephenson, Owner, for a Class A, Beer, Wine and Liquor License for the use of TK International Security, LLC, t/a Princess Liquors, 1005 Eastern Avenue, Capital Heights, 20743 transfer from Jock's Liquors Inc., t/a Jock's Liquors, Ben Kwan Han, President/Secretary/Treasurer, Thomas Yeung Kim, Vice President.

Jaspal Kaur Hundal, President, Denora Muriel Naulty, Secretary, for a Class A, Beer, Wine and Liquor License for the use of M&M Beverages Corp., t/a Suitland Liquors, 4700 Suitland Road, 20746, transfer from Gold Stone, Inc., t/a Suitland Liquors, Soon N. Kim, President/Secretary/Treasurer, Richard W. Hartman, Assistant Secretary.

NEW
Samuel Umanzor, President/Secretary/Treasurer, for a New Class B, Beer, Wine and Liquor License for the use of Umanzor Corp., t/a Leslys Grill, 6211 Baltimore Avenue, Riverdale, 20734.

Lonnie C. Moses, Jr., Member, for a New Class B, Beer, Wine and Liquor License for the use of Lonnie Moses, Jr., LLC, t/a Nipsey's Restaurant and Grill, 5753 Crain Highway, Upper Marlboro, 20772.

Alphonse N. Attey, Managing Member/Authorized Person for a New Class B(BLX), Beer, Wine and Liquor License for the use of Golf Restaurant and Lounge, LLC, t/a Golf Ultra Lounge, 7416 Baltimore Avenue, College Park, 20740.

Frank Coombs, President/Secretary/Treasurer, Gregory Coombs, Vice President, for a New B (BH), Beer, Wine and Liquor License for the use of Ollies Hospitality of Lanham Maryland, LLC, t/a J'Ollies Restaurant and Bar, 9023 Annapolis Road, Lanham, 20706.

Danny Medina, President, Yarnira E. Merlos, Secretary, for a New Class B(AE), Beer, Wine, and Liquor License for the use of Mi Patio Sports Bar Lounge and Grill, Inc., t/a Mi Patio Restaurant, 4400 Rhode Island Avenue, North Brentwood, 20722.

Araceli Guzman Benitez, Owner for a New Class D, Beer License for the use of La Fondita, Inc., t/a La Fondita, 4901 Decatur Street, Hyattsville, 20707.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, July 22, 2014. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
July 9, 2014

113466 (8-14,8-21)

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

Substitute Trustees,
Plaintiffs

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

Defendant(s)

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

Notice is hereby given this 24th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9300 Friar Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of August, 2014.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
113290 (7-31,8-7,8-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

TROY D. BULLOCK
13302 Williams Drive
Brandywine, MD 20613

Defendant(s)

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

Notice is hereby given this 22nd day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13302 Williams Drive, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$89,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113283 (7-31,8-7,8-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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

Defendant(s)

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

Notice is hereby given this 24th day of July, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1901 Maemoore Court, District Heights irta 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 before the 25th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$245,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113289 (7-31,8-7,8-14)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA L MATTHEWS**

Notice is given that Louis Matthews Jr. whose address is 10131 Guilford Road, Jessup, MD 20794 was on July 24, 2014 appointed personal representative of the estate of Barbara L Matthews who died on June 19, 2014 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 24th day of January, 2015.

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

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

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

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

LOUIS MATTHEWS JR.
Personal Representative

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

Estate No. 97309
113306 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**3401 SHEPHERD ST.
MOUNT RAINIER, MD 20712**

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

AUGUST 19, 2014 AT 11:39 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113251 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**3931 MADISON ST.
HYATTSVILLE, MD 20781**

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

AUGUST 19, 2014 AT 11:41 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113253 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**10905 ASHFORD CT.
UPPER MARLBORO, MD 20772**

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

AUGUST 19, 2014 AT 11:40 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. 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

113252 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**3003 VICEROY AVE.
DISTRICT HEIGHTS, MD 20747**

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

AUGUST 19, 2014 AT 11:42 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

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

To Subscribe
Call
301-627-0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

22 TUNIC AVENUE
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Do-rain J Grogan, dated January 7, 2009, and recorded in Liber 30310 at folio 415 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 19, 2014
AT 9:01 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assoc-iation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36312)

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

113265 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

13802 KINGS FREDERICK WAY
UPPER MARLBORO, MARYLAND 20772

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

AUGUST 19, 2014
AT 9:06 AM

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

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

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

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

113268 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4512 SHERBORN LANE
UPPER MARLBORO, MARYLAND 20772

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

AUGUST 19, 2014
AT 9:04 AM

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

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

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

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

113266 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7030 WOODYARD ROAD
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Sonia K Kochhar, dated January 11, 2008, and recorded in Liber 29279 at folio 116 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$75,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assoc-iation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30752)

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

113496 (8-14,8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1001 CHILLUM ROAD APARTMENT 407
HYATTSVILLE, MARYLAND 20782

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

AUGUST 19, 2014
AT 9:05 AM

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

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

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

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

113267 (7-31,8-7,8-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

12034 BELTSVILLE DRIVE
BELTSVILLE, MARYLAND 20705

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

AUGUST 19, 2014
AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assoc-iation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23591)

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

113273 (7-31,8-7,8-14)

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Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6209 DISTRICT HEIGHTS PARKWAY
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from James E Green and Karen Green, dated April 24, 2006, and recorded in Liber 25061 at folio 404 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:04 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-27153](#))

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

113411 (8-14-8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

17304 SUMMERWOOD LANE
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Michael George and Teanna George, dated August 31, 2011, and recorded in Liber 32941 at folio 046 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-39749](#))

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

113413 (8-14-8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

8213 SWEENEY DRIVE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Bobby Danus and Tamera Lynn Longe, dated June 13, 2007, and recorded in Liber 28394 at folio 259 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2012-26723](#))

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

113414 (8-14-8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2903 APPLE GREEN LANE
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Robert Mack Jr. and Sharifah Mack aka Sharifa Riley-Mack, dated January 22, 2008, and recorded in Liber 29347 at folio 706 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-37503](#))

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

113415 (8-14-8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4400 QUANDERS PROMISE DRIVE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Danielle Dahrouj, dated November 5, 2007, and recorded in Liber 29561 at folio 388 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$68,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2009-04144](#))

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

113416 (8-14-8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7203 WOOD HOLLOW TERRACE
FORT WASHINGTON, MARYLAND 20744

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

SEPTEMBER 2, 2014
AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # [2013-41594](#))

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

113417 (8-14-8-21,8-28)

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PRINCE
GEORGE'S
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LEGALS

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
vs.
Jonathan D Cole
and Irene V Cole

Plaintiffs
Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 11-23714

ORDERED, this 6th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6308 Gibraltar Court, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of September, 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 8th day of September, 2014, next.

The report states the amount of sale to be \$460,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113490 (8-14,8-21,8-28)

NOTICE

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

Plaintiffs
Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 13-33465

ORDERED, this 7th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8349 Founders Woods Way, Unit 3, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of September, 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 8th day of September, 2014, next.

The report states the amount of sale to be \$97,790.00.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113487 (8-14,8-21,8-28)

NOTICE

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

Plaintiffs
Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 13-32013

ORDERED, this 7th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1202 Nye Street, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of September, 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 8th day of September, 2014, next.

The report states the amount of sale to be \$66,196.88.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113488 (8-14,8-21,8-28)

NOTICE

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

Plaintiffs
Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 13-35542

ORDERED, this 7th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5721 Bugler Street, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of September, 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 8th day of September, 2014, next.

The report states the amount of sale to be \$148,162.69.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113489 (8-14,8-21,8-28)

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

vs.
Delores Mae Skeete
5007 Silver Court
Suitland, MD 20746

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-07845**

Notice is hereby given this 6th day of August, 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 8th day of September, 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 8th day September, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$247,509.84. The property sold herein is known as 5007 Silver Court, Suitland, MD 20746.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113492 (8-14,8-21,8-28)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
vs.
Byron D Teasley

Plaintiffs
Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 13-12524

ORDERED, this 7th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7109 Firebrush Court, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of September, 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 8th day of September, 2014, next.

The report states the amount of sale to be \$134,750.00.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113486 (8-14,8-21,8-28)

NOTICE

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

Plaintiffs
Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 14-04170

ORDERED, this 29th day of July, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3709 37th Avenue, Cottage City, Maryland 20722 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 29th day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of August, 2014, next.

The report states the amount of sale to be \$76,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113388 (8-7,8-14,8-21)

NOTICE

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

Plaintiffs
Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 13-30257

ORDERED, this 29th day of July, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7102 Good Luck Road, Lanham, Maryland 20706 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 29th day of August, 2014, next, provided a copy of this Notice be inserted in said County once in each of three successive weeks before the 29th day of August, 2014, next.

The report states the amount of sale to be \$158,812.68.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113384 (8-7,8-14,8-21)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
Alfred J. Szczerbicki,
Personal Representative for the Estate of Flora M Dunn
4021 Ingraham Street
Hyattsville, MD 20781

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-11743**

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

The Report of Sale states the amount of the foreclosure sale price to be \$268,000.00. The property sold herein is known as 4021 Ingraham Street, Hyattsville, MD 20781.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113230 (7-31,8-7,8-14)

LEGAL NOTICE

CITY OF BOWIE, MD

Ordinance O-6-14 – Amending Chapter 3, “Amusements, Carnivals, Fairs or Similar Uses,” Section 3-10, “Duration of Permit”, the Bowie City Code, to Clarify That the Existing Restriction on the Number of Permits That May be Issued Annually to a Single User is Intended to Apply to the Property Owner, Rather Than to the Operator of the Amusement, Fair or Carnival.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on August 4, 2014.

DAVID J. DEUTSCH
City Manager

113458 (8-14)

**PRINCE GEORGE’S COUNTY
GOVERNMENT**
BOARD OF LICENSE
COMMISSIONERS

Substitute Trustees,
Plaintiffs

**NOTICE OF PUBLIC
HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on September 25, 2014 and will be heard on November 25, 2014. Those licenses are:

Class B, Beer and Wine License Licenses – 17 BW 25

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

Public Hearings are also scheduled for September 3, 2014 and September 10, 2014 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)

Attest:
Diane M. Bryant
July 7, 2014
113467 (8-14,8-21)

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

vs.
Halimah Whitby,
a/k/a Halimah Neal
7700 Arehart Drive, Unit 1202
Hyattsville, MD 20784

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-18999**

Notice is hereby given this 28th day of July, 2014, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of August, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 28th day August, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$88,854.54. The property sold herein is known as 7700 Arehart Drive, Unit 1202, Hyattsville, MD 20784.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113305 (7-31,8-7,8-14)

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

vs.
Alfred J. Szczerbicki
Personal Representative for the Estate of Betsy B. Bowen
3110 82nd Avenue
Landover, MD 20785

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-13479**

Notice is hereby given this 7th day of August, 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 8th day of September, 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 8th day September, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$99,500.00. The property sold herein is known as 3110 82nd Avenue, Landover, MD 20785.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113491 (8-14,8-21,8-28)

LEGAL NOTICE

CITY OF BOWIE, MD

Ordinance O-5-14 – Authorizing the Execution of a Declaration of Extinction of Covenants and Reinstatement With Respect to Certain Property Situated in the Melford Subdivision in the Event of its Acquisition by the Federal Government or an Independent Establishment Thereof.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on August 4, 2014.

DAVID J. DEUTSCH
City Manager

113457 (8-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
HELEN B. SILVER
MELODY SILVER
AKA MELODY ANN SILVER
7810 Malcolm Road
irta 7810 Malcome Road
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 12-40611**

Notice is hereby given this 25th day of July, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7810 Malcolm Road, irta 7810 Malcome Road, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$248,038.65.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113315 (8-7,8-14,8-21)

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

vs.
Lance Harrison
Peggy Harrison
3909 Windbrook Court
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-07989**

Notice is hereby given this 28th day of July, 2014, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of August, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 28th day August, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$469,981.33. The property sold herein is known as 3909 Windbrook Court, Clinton, MD 20735.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113319 (8-7,8-14,8-21)

LEGALS

ORDER OF PUBLICATION

IN RE THE MARRIAGE OF:

AMANDA D. WORKMAN
Petitioner
and

MICHAEL A. JACKSON
Respondent

**In The Family Court of
Greenbrier, County,
West Virginia**
Civil Action No. 14-D-135

THE OBJECT OF THIS SUIT IS TO OBTAIN A DIVORCE.

To the Above Named Respondent: It appearing by affidavit filed in this action that MICHAEL A. JACKSON is a non-resident of the State of West Virginia, it is hereby ordered that MICHAEL A. JACKSON serve upon AMANDA D. WORKMAN Petitioner’s Attorney, whose address is 25 Squirrel Hill, Roncovearte, West Virginia, an Answer, including any related counterclaim or defense you may have to the Petition for Divorce filed in this action within one month of the first publication .

If you fail to do so, thereafter judgement, upon proper hearing and trial, may be taken against you for the relief demanded in the Petition.

A copy of said Petition can be obtained from the undersigned Clerk at his/her office.

Entered by the Clerk of Said Court 8-6-14.

LOUVONNE ARBUCKLE
Clerk of Court

By Deputy
SARAH A. HYLTON

113469 (8-14,8-21,8-28)

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

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
RICHARD CARY
5458 85th Avenue, Unit #T1
IRTA 5458 85th Avenue,
Unit 5458 T-1, Hyattsville, MD 20784
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-04292**

Notice is hereby given this 21st day of July, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5458 85th Avenue, Unit #T1, IRTA 5458 85th Avenue, Unit 5458 T-1, Hyattsville, MD 20784, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of August, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2014.

The report states the purchase price at the Foreclosure sale to be \$39,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113223 (7-31,8-7,8-14)

THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND

**In the Matter of:
LLYRIC CHEYENNE ROWE,
Minor**

**Guardianship No. GD-10515
ORDER OF PUBLICATION**

A petition for the guardianship of the person of a minor child, namely LLYRIC CHEYENNE ROWE an infant female born on March 9, 1998 at Washington Hospital Center, Washington, DC to Shawntee Larece Rowe and Father Unknown having been filed, it is this 14th day of July, 2014.

ORDERED, by the Orphan’s Court for Prince George’s County, Maryland, 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(s) FATHER UNKNOWN is hereby notified to show cause on or before the 31st day of October, 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

113400 (8-7,8-14,8-21)

NOTICE

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

Plaintiffs
Defendant

Harold T. Bridges

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAEF 13-24859

ORDERED, this 29th day of July, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 602 4th Street, Laurel, Maryland 20707 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 29th day of August, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of August, 2014, next.

The report states the amount of sale to be \$119,350.00.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113386 (8-7,8-14,8-21)

NOTICE

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

Plaintiffs
Defendant

John Giannetti Jr.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,**

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**

**5702 83RD PLACE
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Eu-
lialio Villeda and Maria D. Torres, dated May 25, 2006 and recorded in
Liber 25485, Folio 602 among the Land Records of Prince George's
County, Maryland, with an original principal balance of \$79,980.00,
and an original interest rate of 12.000%, 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 previ-
ously scheduled, on next day that court sits], on **AUGUST 26, 2014 AT
11:00 AM.**

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

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

Terms of Sale: A deposit of \$14,000.00 by certified funds only (no cash
will be accepted) is required at the time of auction. Balance of the pur-
chase price to be paid in cash within ten days of final ratification of sale
by the Circuit Court for Prince George's County. The purchaser, other
than the Holder of the Note, its assigns, or designees, shall pay interest
on the unpaid purchase money at the note rate from the date of foreclo-
sure auction to the date funds are received in the office of the Substitute
Trustees.

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

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

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

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

113324 (8-7,8-14,8-21)

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

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

**404 BRIGHTSEAT RD.
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated May 27,
2005 and recorded in Liber 25548, Folio 545 among the Land Records of
Prince George's Co., MD, with an original principal balance of \$387,000.00
and an original interest rate of 1.63% default having occurred under the
terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court
for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval
Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:29 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 \$25,000 in the form of certified check, cashier's
check or money order will be required of the purchaser at time and place of
sale. Balance of the purchase price, together with interest on the unpaid pur-
chase money at the current rate contained in the Deed of Trust Note from
the date of sale to the date funds are received by the Sub. Trustees, payable
in cash within ten days of final ratification of the sale by the Circuit Court.
There will be no abatement of interest due from the purchaser in the event
additional funds are tendered before settlement. TIME IS OF THE ESSENCE
FOR THE PURCHASER. Adjustment of current year's real property taxes
are adjusted as of the date of sale, and thereafter assumed by the purchaser.
Taxes due for prior years including costs of any tax sale are payable by the
purchaser. Purchaser is responsible for any recapture of homestead tax
credit. All other public and /or private charges or assessments, to the extent
such amounts survive foreclosure sale, including water/sewer charges,
ground rent, whether incurred prior to or after the sale to be paid by the pur-
chaser. All costs of deed recordation including but not limited to all transfer,
recordation, agricultural or other taxes or charges assessed by any govern-
mental entity as a condition to recordation, are payable by purchaser,
whether or not purchaser is a Maryland First Time Home Buyer. Purchaser
is responsible for obtaining physical possession of the property, and assumes
risk of loss or damage to the property from the date of sale. The sale is sub-
ject to post-sale audit of the status of the loan with the loan servicer includ-
ing, but not limited to, determination of whether the borrower entered into
any repayment agreement, reinstated or paid off the loan prior to the sale.
In any such event, this sale shall be null and void, and the Purchaser's sole
remedy, in law or equity, shall be the return of the deposit without interest.
If purchaser fails to settle within 10 days of ratification, the Sub. Trustees
may file a motion to resell the property. If Purchaser defaults under these
terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop-
erty at the risk and cost of the defaulting purchaser. The defaulted purchaser
shall not be entitled to any surplus proceeds resulting from said resale even
if such surplus results from improvements to the property by said defaulted
purchaser. If Sub. Trustees are unable to convey either insurable or mar-
ketable title, or if ratification of the sale is denied by the Circuit Court for
any reason, the Purchaser's sole remedy, at law or equity, is the return of the
deposit without interest.

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

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

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

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

113241 (7-31,8-7,8-14)

LEGALS

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

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

**10005 ANGORA DR.
CHELTENHAM, MD 20623**

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

AUGUST 19, 2014 AT 11:22 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 \$57,000 in the form of certified check, cashier's
check or money order will be required of the purchaser at time and place of
sale. Balance of the purchase price, together with interest on the unpaid pur-
chase money at the current rate contained in the Deed of Trust Note from
the date of sale to the date funds are received by the Sub. Trustees, payable
in cash within ten days of final ratification of the sale by the Circuit Court.
There will be no abatement of interest due from the purchaser in the event
additional funds are tendered before settlement. TIME IS OF THE ESSENCE
FOR THE PURCHASER. Adjustment of current year's real property taxes
are adjusted as of the date of sale, and thereafter assumed by the purchaser.
Taxes due for prior years including costs of any tax sale are payable by the
purchaser. Purchaser is responsible for any recapture of homestead tax
credit. All other public and /or private charges or assessments, to the extent
such amounts survive foreclosure sale, including water/sewer charges,
ground rent, whether incurred prior to or after the sale to be paid by the pur-
chaser. All costs of deed recordation including but not limited to all transfer,
recordation, agricultural or other taxes or charges assessed by any govern-
mental entity as a condition to recordation, are payable by purchaser,
whether or not purchaser is a Maryland First Time Home Buyer. Purchaser
is responsible for obtaining physical possession of the property, and assumes
risk of loss or damage to the property from the date of sale. The sale is sub-
ject to post-sale audit of the status of the loan with the loan servicer includ-
ing, but not limited to, determination of whether the borrower entered into
any repayment agreement, reinstated or paid off the loan prior to the sale.
In any such event, this sale shall be null and void, and the Purchaser's sole
remedy, in law or equity, shall be the return of the deposit without interest.
If purchaser fails to settle within 10 days of ratification, the Sub. Trustees
may file a motion to resell the property. If Purchaser defaults under these
terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop-
erty at the risk and cost of the defaulting purchaser. The defaulted purchaser
shall not be entitled to any surplus proceeds resulting from said resale even
if such surplus results from improvements to the property by said defaulted
purchaser. If Sub. Trustees are unable to convey either insurable or mar-
ketable title, or if ratification of the sale is denied by the Circuit Court for
any reason, the Purchaser's sole remedy, at law or equity, is the return of the
deposit without interest.

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

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

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

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

113234 (7-31,8-7,8-14)

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

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

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

Under a power of sale contained in a certain Deed of Trust dated January
26, 2006 and recorded in Liber 25856, Folio 611 among the Land Records of
Prince George's Co., MD, with an original principal balance of \$206,900.00
and an original interest rate of 5.62500% default having occurred under the
terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court
for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval
Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:25 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's
check or money order will be required of the purchaser at time and place of
sale. Balance of the purchase price, together with interest on the unpaid pur-
chase money at the current rate contained in the Deed of Trust Note from
the date of sale to the date funds are received by the Sub. Trustees, payable
in cash within ten days of final ratification of the sale by the Circuit Court.
There will be no abatement of interest due from the purchaser in the event
additional funds are tendered before settlement. TIME IS OF THE ESSENCE
FOR THE PURCHASER. Adjustment of current year's real property taxes
are adjusted as of the date of sale, and thereafter assumed by the purchaser.
Taxes due for prior years including costs of any tax sale are payable by the
purchaser. Purchaser is responsible for any recapture of homestead tax
credit. All other public and /or private charges or assessments, to the extent
such amounts survive foreclosure sale, including water/sewer charges,
ground rent, whether incurred prior to or after the sale to be paid by the pur-
chaser. All costs of deed recordation including but not limited to all transfer,
recordation, agricultural or other taxes or charges assessed by any govern-
mental entity as a condition to recordation, are payable by purchaser,
whether or not purchaser is a Maryland First Time Home Buyer. Purchaser
is responsible for obtaining physical possession of the property, and assumes
risk of loss or damage to the property from the date of sale. The sale is sub-
ject to post-sale audit of the status of the loan with the loan servicer includ-
ing, but not limited to, determination of whether the borrower entered into
any repayment agreement, reinstated or paid off the loan prior to the sale.
In any such event, this sale shall be null and void, and the Purchaser's sole
remedy, in law or equity, shall be the return of the deposit without interest.
If purchaser fails to settle within 10 days of ratification, the Sub. Trustees
may file a motion to resell the property. If Purchaser defaults under these
terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop-
erty at the risk and cost of the defaulting purchaser. The defaulted purchaser
shall not be entitled to any surplus proceeds resulting from said resale even
if such surplus results from improvements to the property by said defaulted
purchaser. If Sub. Trustees are unable to convey either insurable or mar-
ketable title, or if ratification of the sale is denied by the Circuit Court for
any reason, the Purchaser's sole remedy, at law or equity, is the return of the
deposit without interest.

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

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

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

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

113455 (8-14,8-21,8-28)

LEGALS

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

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

**1308 FOREST LAKE CT.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated March 7,
2008 and recorded in Liber 29521, Folio 357 among the Land Records of
Prince George's Co., MD, with an original principal balance of \$415,000.00
and an original interest rate of 6.62500% default having occurred under the
terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court
for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval
Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:26 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings
or improvements thereon situated in Prince George's Co., MD and 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 will be required of the purchaser at time and place of
sale. Balance of the purchase price, together with interest on the unpaid pur-
chase money at the current rate contained in the Deed of Trust Note from
the date of sale to the date funds are received by the Sub. Trustees, payable
in cash within ten days of final ratification of the sale by the Circuit Court.
There will be no abatement of interest due from the purchaser in the event
additional funds are tendered before settlement. TIME IS OF THE ESSENCE
FOR THE PURCHASER. Adjustment of current year's real property taxes
are adjusted as of the date of sale, and thereafter assumed by the purchaser.
Taxes due for prior years including costs of any tax sale are payable by the
purchaser. Purchaser is responsible for any recapture of homestead tax
credit. All other public and /or private charges or assessments, to the extent
such amounts survive foreclosure sale, including water/sewer charges,
ground rent, whether incurred prior to or after the sale to be paid by the pur-
chaser. All costs of deed recordation including but not limited to all transfer,
recordation, agricultural or other taxes or charges assessed by any govern-
mental entity as a condition to recordation, are payable by purchaser,
whether or not purchaser is a Maryland First Time Home Buyer. Purchaser
is responsible for obtaining physical possession of the property, and assumes
risk of loss or damage to the property from the date of sale. The sale is sub-
ject to post-sale audit of the status of the loan with the loan servicer includ-
ing, but not limited to, determination of whether the borrower entered into
any repayment agreement, reinstated or paid off the loan prior to the sale.
In any such event, this sale shall be null and void, and the Purchaser's sole
remedy, in law or equity, shall be the return of the deposit without interest.
If purchaser fails to settle within 10 days of ratification, the Sub. Trustees
may file a motion to resell the property. If Purchaser defaults under these
terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop-
erty at the risk and cost of the defaulting purchaser. The defaulted purchaser
shall not be entitled to any surplus proceeds resulting from said resale even
if such surplus results from improvements to the property by said defaulted
purchaser. If Sub. Trustees are unable to convey either insurable or mar-
ketable title, or if ratification of the sale is denied by the Circuit Court for
any reason, the Purchaser's sole remedy, at law or equity, is the return of the
deposit without interest.

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

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

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

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

113456 (8-14,8-21,8-28)

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

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

**7409 ALLENTOWN RD.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated Septem-
ber 18, 2007 and recorded in Liber 28719, Folio 39 among the Land Records
of Prince George's Co., MD, with an original principal balance of \$242,900.00
and an original interest rate of 5.0% default having occurred under the terms
thereof, the Sub. Trustees will sell at public auction at the Circuit Court for
Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval
Wing entrance, located on Main St.), on

SEPTEMBER 3, 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 affect-
ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's
check or money order will be required of the purchaser at time and place of
sale. Balance of the purchase price, together with interest on the unpaid pur-
chase money at the current rate contained in the Deed of Trust Note from
the date of sale to the date funds are received by the Sub. Trustees, payable
in cash within ten days of final ratification of the sale by the Circuit Court.
There will be no abatement of interest due from the purchaser in the event
additional funds are tendered before settlement. TIME IS OF THE ESSENCE
FOR THE PURCHASER. Adjustment of current year's real property taxes
are adjusted as of the date of sale, and thereafter assumed by the purchaser.
Taxes due for prior years including costs of any tax sale are payable by the
purchaser. Purchaser is responsible for any recapture of homestead tax
credit. All other public and /or private charges or assessments, to the extent
such amounts survive foreclosure sale, including water/sewer charges,
ground rent, whether incurred prior to or after the sale to be paid by the pur-
chaser. All costs of deed recordation including but not limited to all transfer,
recordation, agricultural or other taxes or charges assessed by any govern-
mental entity as a condition to recordation, are payable by purchaser,
whether or not purchaser is a Maryland First Time Home Buyer. Purchaser
is responsible for obtaining physical possession of the property, and assumes
risk of loss or damage to the property from the date of sale. The sale is sub-
ject to post-sale audit of the status of the loan with the loan servicer includ-
ing, but not limited to, determination of whether the borrower entered into
any repayment agreement, reinstated or paid off the loan prior to the sale.
In any such event, this sale shall be null and void, and the Purchaser's sole
remedy, in law or equity, shall be the return of the deposit without interest.
If purchaser fails to settle within 10 days of ratification, the Sub. Trustees
may file a motion to resell the property. If Purchaser defaults under these
terms, deposit shall be forfeited. The Sub. Trustees may then resell the prop-
erty at the risk and cost of the defaulting purchaser. The defaulted purchaser
shall not be entitled to any surplus proceeds resulting from said resale even
if such surplus results from improvements to the property by said defaulted
purchaser. If Sub. Trustees are unable to convey either insurable or mar-
ketable title, or if ratification of the sale is denied by the Circuit Court for
any reason, the Purchaser's sole remedy, at law or equity, is the return of the
deposit without interest.

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

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

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

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

113462 (8-14,8-21,8-28)

LEGALS

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

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

**1706 DANIA DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated January 26, 2007 and recorded in Liber 27200, Folio 516 among the Land Records of Prince George's Co., MD, with an original principal balance of \$241,600.00 and an original interest rate of 9.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:32 AM

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

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

Terms of Sale: A deposit of \$42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/ sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113244 (7-31,8-7,8-14)

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

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

**1407 SKIPJACK DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 22985, Folio 498 among the Land Records of Prince George's Co., MD, with an original principal balance of \$400,000.00 and an original interest rate of 6.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 19, 2014 AT 11:30 AM

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

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

Terms of Sale: A deposit of \$58,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/ sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

113242 (7-31,8-7,8-14)

LEGALS

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

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

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

**9300 LOUGHRAN ROAD
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from George R. Price, dated October 25, 2001, and recorded in Liber 15125 at folio 067 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014

AT 9:05 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.95% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-40780)

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

113412 (8-14,8-21,8-28)

LEGALS

**Law Offices
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

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

304 Bennington Court, Upper Marlboro, MD 20774-1405

By virtue of the power and authority contained in a Deed of Trust from WILLIAM MOSBY and JANET MOSBY, dated November 13, 2003 and recorded in Liber 18609 at Folio 359 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, AUGUST 29, 2014

AT 3:05 P.M.

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

LOT NUMBERED NINE (9) IN BLOCK NUMBERED SIX (6) IN THE SUBDIVISION KNOWN AS "PLAT NO. 3, KETTERING", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. 62 AT PLAT 49 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**

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

113405 (8-14,8-21,8-28)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS ROSS BAKER

Notice is given that Thomas Washington whose address is 10 Courage Loop, Ft. Stewart, GA 31315 was on July 31, 2014 appointed personal representative of the estate of Thomas Ross Baker who died on July 21, 2014 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 31st day of January, 2015.

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

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

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

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

THOMAS WASHINGTON
Personal Representative

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

Estate No. 97332

113401 (8-7,8-14,8-21)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NAOMI B STANSBURY

Notice is given that Susan S Wright whose address is 9418 Dubarry Avenue, Lanham, MD 20706 was on August 1, 2014 appointed personal representative of the estate of Naomi B Stansbury who died on July 13, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of February, 2015.

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

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

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

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

SUSAN S. WRIGHT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

Estate No. 97386

113402 (8-7,8-14,8-21)

**Law Offices
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**
ATTORNEYS AND COUNSELORS AT LAW

1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

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

Improved by premises known as

4204 Applegate Lane, Suitland, MD 20746-3061

By virtue of the power and authority contained in a Deed of Trust from JAMES W. JOHNSON, JR, dated December 28, 2006 and recorded in Liber 29841 at Folio 172 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 Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, AUGUST 29, 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 SUITLAND, COUNTY OF PRINCE GEORGE'S, AND STATE OF MARYLAND, TO WIT:

THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS, AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, NAMELY:

UNIT 2 IN BUILDING 9 IN PHASE 9 OF THE CONDOMINIUM SUBDIVISION KNOWN AS "APPLEGATE" AS SUCH UNIT IS MORE PARTICULARLY DEFINED AND SHOWN IN PLAT BOOK V.J. 169 AT PLAT 174 AND PLAT BOOK V.J. 175 AT PLATS 93 AND 94, AND DECLARATION OF APPELGATE, A CONDOMINIUM IN LIBER 10170 AT FOLIO 571 ALL AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. TOGETHER WITH A "PERCENTAGE INTEREST" IN THE COMMON ELEMENTS AS SAME IS DEFINED IN SAID DECLARATION. (6TH [SPAULDING] ELECTION DISTRICT)

TAX ID #: 06-301840

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

TERMS OF SALE: A deposit of \$11,000.00 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 6.875% 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, and
SAMUEL D. WILLIAMOWSKY,**

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

113406 (8-14,8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

15911 PAISLEY LANE
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Mil-dred Kemmel, dated July 31, 2007, and recorded in Liber 28636 at folio 662 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:17 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$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 9.39% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assoc-iation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27408)

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

113461(8-14,8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4913 MARLBOROUGH GROVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Kim-berly Y. Russell, dated June 18, 2007, and recorded in Liber 30035 at folio 365 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:19 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.05% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assoc-iation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-18328)

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

113463(8-14,8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

10702 BAILEY TERRACE
CHELTENHAM, MARYLAND 20623

By virtue of the power and authority contained in a Deed of Trust from Ra-chine Adebayo aka Rachine Anderson and Taiwo Adebayo, dated October 17, 2003, and recorded in Liber 18529 at folio 576 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 2, 2014
AT 9:22 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assoc-iation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23538)

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

113464(8-14,8-21,8-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6640 LAKE PARK DRIVE
UNIT 208H
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Shane A Skeete, dated September 16, 2005, and recorded in Liber 23457 at folio 570 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 26, 2014
AT 9:29 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners assoc-iation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23954)

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

113379(8-7,8-14,8-21)

LEGALS

Law Offices
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
15702 Dorset Road, #131, Laurel, MD 20707

By virtue of the power and authority contained in a Deed of Trust from ARRIANE L. BROWN, MICHAEL O. GENTLES, and BRENDA L. GEN-TLES, dated September 30, 2008 and recorded in Liber 32914 at Folio 392 among the land records of PRINCE GEORGE'S COUNTY, Mary-land, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, AUGUST 29, 2014
AT 3:10 P.M.

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

Unit numbered One Hundred Thirty-One (131) in Building Num-bered 10 (10) in a Condominium known as "BROOKMILL CONDO-MINIUM", as established by a Condominium Declaration recorded in Liber 5510 at folio 923, and as shown on the Condominium Plat recorded in Plat Book NLP 112 at Plats 80 through 94, both inclusive, all among the Land Records of Prince George's County, Maryland. As amended by First Amendment to the Declaration and By-Laws of Brookmill Condominium recorded in Liber 5528 at folio 319. The improvements thereon being known as: 15704 Dorset Road #131, Laurel, MD 20707.

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

TERMS OF SALE: A deposit of \$15,000.00 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 6.75% per annum from the date of sale to the date of payment will be paid within ten days after the final rati-fication of the sale.

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

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

113404(8-14,8-21,8-28)

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



NOTICE	NOTICE
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852
Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs
vs.	vs.
BERLENA JACKSON AKA BERLENA H. JACKSON 7104 East Kilmer Street Hyattsville, MD 20785	DORITA JOHNSON ANTOOSH JOHNSON 6129 Westland Drive Hyattsville, MD 20782-1535
Defendant(s)	Defendant(s)
In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-10759	In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-37629

Notice is hereby given this 6th day of August, 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 7104 East Kilmer Street, 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 8th day of September, 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 8th day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$152,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113473(8-14,8-21,8-28)

Notice is hereby given this 6th day of August, 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 6129 Westland Drive, Hyattsville, MD 20782-1535, 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 8th day of September, 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 8th day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$177,870.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113474(8-14,8-21,8-28)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6405 INLET STREET
HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Am-inatta A. Sheriff, dated March 26, 2009, and recorded in Liber 30536 at folio 163 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 26, 2014
AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-15157)

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
113331 (8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

17005 CROOM ROAD
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Anthony Farmer and Cartonia Farmer aka Cortonia Farmer, dated April 19, 2007, and recorded in Liber 28531 at folio 377 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 26, 2014
AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$64,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-21568)

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
113332 (8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

504 BIDDLE ROAD
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Christopher Teutsch, dated May 23, 2005, and recorded in Liber 22639 at folio 157 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marl-boro, Maryland 20772, on

AUGUST 26, 2014
AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.89% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-18104)

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
113333 (8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

13823 AMBERFIELD COURT
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Marcel E Uter and Sonia Ray, dated February 28, 2007, and recorded in Liber 28193 at folio 428 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 26, 2014
AT 9:13 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-26536)

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
113334 (8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

10440 EDGEFIELD DRIVE
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Magda Castellanos and Edwin E Gutierrez, dated December 21, 2006, and recorded in Liber 27222 at folio 183 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the under-signed Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 26, 2014
AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-12587)

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
113335 (8-7,8-14,8-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3400 DUKE STREET
COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Jason John Wycliffe and Vimala Wycliffe, dated June 30, 2006, and recorded in Liber 26211 at folio 544 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

AUGUST 26, 2014
AT 9:18 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-35343)

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
113337 (8-7,8-14,8-21)

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

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at **4:00 P.M. on 08/29/2014**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. \$1,000.00 (one-thousand dollars) CASH Deposit required before bidding. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#7221, 2001 GMC YUKON
VIN# 3CKFK16T71G129947
CHI BUZO AUTO REPAIR
5801 BELAIR RD
BALTIMORE

LOT#7263, 2002 DODGE GRAND CARAVAN
VIN# 1B4GP44342B691818
MEINEKE CAR CARE CENTER
8314 ANNAPOLIS RD
NEW CARROLLTON

LOT#7264, 2011 KRAFT/TECH CUSTOM
VIN# 4K7S81355BC030061
POOLESVILLE HARDWARE
19961 FISHER AVE
POOLESVILLE

LOT#7265, 2003 SUZUKI GSXR600
VIN# JS1GN7BA632106647
CAD CYCLES
429-A EAST DIAMOND AVE
GAITHERSBURG

LOT#7267, 2006 HYUNDAI SONATA
VIN# 5NPEU46CX6H127434
CRAZY CHRIS’S AUTO
5828 KIRBY RD
CLINTON

LOT#7268, 1996 MACK CH613
VIN# 1M1AA13Y4TW059143
B AND J TRUCK
601 W. PATAPSCO AVE
BALTIMORE

LOT#7269, 2004 VOLKSWAGON PASSAT
VIN# VVWPD63BX4P046631
J&D AUTO SERVICE
8802 WASHINGTON BLVD
JESSUP

LOT#7271, 2008 FORD FOCUS
VIN# 1FAHP35N18W164473
KOON’S FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

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

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

113510 (8-14-8-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CECIL H SCHWAB

Notice is given that Heath Schwab whose address is 6309 Old Crain Hwy., Upper Marlboro, MD 20772 was on July 29, 2014 appointed personal representative of the estate of Cecil H Schwab who died on May 27, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 29th day of January, 2015.

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

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

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

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

HEATH SCHWAB
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 97349
113506 (8-14-8-21,8-28)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.

THE ESTATE OF THELMA BATTLE, PERSONAL REPRESENTATIVE
TERRANCE C. HAWKINS
CLINTON M. BATTLE (PRE-DECEASED)
414 MILFAN DRIVE
SEAT PLEASANT, MD 20743

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 13-36411

Notice is hereby given this 11th day of August, 2014, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 414 MILFAN DRIVE, SEAT PLEASANT, MD 20743, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 11th day of September, 2014, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of September, 2014, next.

The Report of Sale states the amount of sale to be One Hundred Eight Thousand Five Hundred Dollars (\$108,500.00).

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113501 (8-14-8-21,8-28)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees,
Plaintiffs

vs.

KEITH KORNEGAY
KELLY T. KORNEGAY
11723 Butlers Branch Road
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-04316

Notice is hereby given this 11th day of August, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 11723 Butlers Branch Road, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of September, 2014, provided a copy of this NOTICE be inserted in some newspaper published in said County, once in each of three successive weeks before the 11th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$307,267.02.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113503 (8-14-8-21,8-28)

Lesley A. Moss, Esq.
4600 North Park Avenue,
Plaza South
Chevy Chase, Maryland 20815
301-652-8600

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUE FRYER WARD

Notice is given that Lucille Ward Walker whose address is 16301 Marlboro Pike, Upper Marlboro, MD 20772 was on July 28, 2014 appointed personal representative of the estate of Sue Fryer Ward who died on June 22, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 28th day of January, 2015.

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

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

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

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

LUCILLE WARD WALKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 97419
113508 (8-14-8-21,8-28)

NOTICE

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

v.

Lawrence W. Buck
16619 Peach Street
Bowie, MD 20716

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-09371

Notice is hereby given this 11th day of August, 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 11th day of September, 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 11th day September, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$554,478.53. The property sold herein is known as 16619 Peach Street, Bowie, MD 20716.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113504 (8-14-8-21,8-28)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.

ROYSTER H. MARTIN, JR.
1858 Village Green Drive,
Condo Unit E-125
Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-07150

Notice is hereby given this 11th day of August, 2014, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1858 Village Green Drive, Condo Unit E-125, Hyattsville, MD 20785 made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 11th day of September, 2014, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of September, 2014, next.

The Report of Sale states the amount of sale to be One Hundred Seventy Five Thousand Twenty Eight Dollars and Ninety Seven Cents (\$175,028.97).

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113502 (8-14-8-21,8-28)

Edwin H. Green, Esquire
Green Hampton & Kelly, PLLC
501 Independence Parkway,
Suite 101
Chesapeake, VA 233320-5174
757-548-2323

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONALD RAYMOND HITCHCOCK

Notice is given that Linda G. Kearney whose address is 951 Speight Lyons Loop, Chesapeake, VA 23322 was on July 28, 2014 appointed personal representative of the estate of Donald Raymond Hitchcock who died on May 26, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 28th day of January, 2015.

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

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

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

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

LINDA G. KEARNEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 97333
113507 (8-14-8-21,8-28)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

DARYL FURMAN
KAREN FURMAN
14406 Dunstable Court
Bowie, MD 20721

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 13-37490

Notice is hereby given this 7th day of August, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 14406 Dunstable Court, Bowie, MD 20721 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of September, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$418,200.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113477 (8-14-8-21,8-28)

NOTICE

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

Deirdre L Bell f/k/a
Deirdre L White

Defendant

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

CIVIL NO. CAE 13-07169

ORDERED, this 11th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10112 Quiet Brook Lane, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of September, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of September, 2014, next.

The report states the amount of sale to be \$118,500.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113497 (8-14-8-21,8-28)

SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CYNTHIA A SHEPHERD

Notice is given that Andrea T Shepherd whose address is 721 3rd St., SW, Washington, DC 20024, was on July 23, 2014 appointed personal representative of the small estate of Cynthia A Shepherd, who died on January 29, 2014, without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

ANDREA T SHEPHERD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 95814
113505 (8-14)

LEGALS

NOTICE

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

Francis Ogundokun

Defendant

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

CIVIL NO. CAE 13-15685

ORDERED, this 11th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9503 Tiberias Drive, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of September, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of September, 2014, next.

The report states the amount of 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
113500 (8-14-8-21,8-28)

LEGALS

NOTICE

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

Thomas C McRae

Defendant

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

CIVIL NO. CAEF 14-00095

ORDERED, this 11th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12519 Guinevere Road, Glen Dale, Maryland 20769 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of September, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of September, 2014, next.

The report states the amount of sale to be \$225,492.03.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113498 (8-14-8-21,8-28)

LEGALS

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/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
S15-003	Consultant Technical Services II	Pre-Qualification Conference: 8/26/14 @ 10:00 a.m. Submission Deadline: 9/26/14 @ 3:00 p.m.	\$0

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

113494 (8-14)

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

*The Prince
George’s Post
Newspaper*

*Call (301) 627-0900
or*

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*