

The Prince George's Post Newspaper

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Legal Record*

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
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Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

8304 DEBORAH STREET
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Cora LaVerne Davis, dated January 24, 2008 and recorded in Liber 29291, Folio 001 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$137,210.36, and an original interest rate of 1.590%, 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 16, 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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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113673(8-28,9-4,9-11)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
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Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

3014 NIGHTSIDE DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from La-Tonia C. Harris and Sherron Harris, dated July 15, 2011 and recorded in Liber 32960, Folio 113 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$427,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 9, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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113517(8-21,8-28,9-4)

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600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

4802 FAITH CROSSING COURT
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Jonathan S. Elliott, dated June 29, 2012 and recorded in Liber 33822, Folio 501 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$423,922.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 16, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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113674(8-28,9-4,9-11)

LEGALS

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600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

12706 CRESTWOOD AVENUE SOUTH
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Bernard Turner and Pamela Turner Dunmore, dated February 6, 2008 and recorded in Liber 31016, Folio 108 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,568.00, and an original interest rate of 1.142%, 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 9, 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 \$36,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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113516(8-21,8-28,9-4)

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Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5608 35TH AVENUE
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Elmer M. Sorto, dated June 26, 2006 and recorded in Liber 25506, Folio 427 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 16, 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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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113675(8-28,9-4,9-11)

LEGALS

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
vs.
Charles E Williams
Defendant
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAEF 14-09326
ORDERED, this 15th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6522 Drylog 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 15th 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 15th day of September, 2014, next.
The report states the amount of sale to be \$109,060.00.
Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113576 (8-21,8-28,9-4)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
vs.
Victoria L Poole aka
Victoria Lynn Poole and
Eric H Poole aka Eric Harrison
Defendants
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 11-16493
ORDERED, this 14th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8407 Carrollton Parkway, New Carrollton, Maryland 20784 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 15th day of September, 2014, next.
The report states the amount of sale to be \$359,268.46.
Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113570 (8-21,8-28,9-4)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
vs.
John A Satterwhite
Defendant
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAEF 13-25042
ORDERED, this 13th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5808 Rehling Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 15th day of September, 2014, next.
The report states the amount of sale to be \$137,990.57.
Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113571 (8-21,8-28,9-4)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
vs.
Jose Barrera and Pilar Barrera
Defendants
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAE 13-12436
ORDERED, this 12th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 13019 6th Street, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th 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 12th day of September, 2014, next.
The report states the amount of sale to be \$139,000.00.
Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113575 (8-21,8-28,9-4)

NOTICE

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

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.
Mandel Jackson
Elizabeth Carr
5002 Leroy Gorham Drive
Capitol Heights, MD 20743
Defendants
**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-05578**
Notice is hereby given this 13th 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 15th 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 15th day September, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$226,726.47. The property sold herein is known as 5002 Leroy Gorham Drive, Capitol Heights, MD 20743.
MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113586 (8-21,8-28,9-4)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
vs.
Julia Schlidt aka
Julia A. Schlidt and
Jeanette Lynn Raney
Defendants
**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. CAEF 13-35543
ORDERED, this 13th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4408 Danville Road, Brandywine, Maryland 20613 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 15th day of September, 2014, next.
The report states the amount of sale to be \$175,000.00.
Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113572 (8-21,8-28,9-4)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
JUANITA MCBRIDE
ROBINSON**
Estate No.: 96807
**NOTICE OF JUDICIAL
PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by CHANTEL REESE for Judicial Probate of the copy of the will dated 01/22/2011 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20772 on **September 30, 2014 at 9:30 AM.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD. 20773
113587 (8-21,8-28)

NOTICE

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

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.
Kirk Tolson
Elizabeth B Tolson
8317 Sprague Place
New Carrollton, MD 20784
Defendants
**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 13-17282**
Notice is hereby given this 14th 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 15th 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 15th day September, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$282,491.75. The property sold herein is known as 8317 Sprague Place, New Carrollton, MD 20784.
MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113585 (8-21,8-28,9-4)

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 6-201 of Article 2B of the Annotated Code of Maryland:

**t/a El Puente do Oro Restaurant
Class B+, Beer, Wine and Liquor
Castro Corporation
1401 University Blvd., G5-G6
Hyattsville, Maryland 20783**
And
**t/a Gee’s
Class B+, Beer, Wine and
Liquor
G & E Enterprises, LLC
3415 52nd Avenue
Hyattsville, Maryland 20781**

A Public Hearing will be held on:
**September 10, 2014
7:00 p.m.
County Service Building
5012 Rhode Island Avenue
Hearing Room 200
Hyattsville, Maryland 20781**

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)

Attest:
Diane M. Bryant
Administrative Assistant
August 5, 2014
113518 (8-21,8-28)

LEGALS

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
vs.
Desiree Brown Benjamin and
Anthony Benjamin
Defendant(s)
**In the Circuit Court for Prince
George’s County, Maryland
Civil No. CAEF 14-05536**
ORDERED, this 18th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10415 Balsamwood Drive, 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 18th 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 18th day of September, 2014, next.
The report states the amount of sale to be \$216,500.00.
MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113600 (8-21,8-28,9-4)

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.
Heidi Sankofa
Biko Sankofa
Exodus-3 Trust an Irrevocable
Business Trust Organization
Exodus 3 Trust an Irrevocable Business Trust Organization
3905 48th Street
Bladensburg, MD 20710
Defendants
**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 13-07265**
Notice is hereby given this 18th 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 18th 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 18th day September, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$160,165.73. The property sold herein is known as 3905 48th Street, Bladensburg, MD 20710.
MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113603 (8-21,8-28,9-4)

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.
Eleanor P. Dawson
Eleanor P. Dawson,
Personal Representative for the Estate of Edward H. Dawson, Jr.
6601 Howie Court
Temple Hills, MD 20748
Defendants
**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 13-04996**
Notice is hereby given this 18th 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 18th 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 18th day September, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$158,209.72. The property sold herein is known as 6601 Howie Court, Temple Hills, MD 20748.
MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113606 (8-21,8-28,9-4)

LEGALS

ORDER OF PUBLICATION

Elizabeth Szollosi,
As Owner, Fiduciary and Sole Beneficiary Of Equity Trust Roth IRA, of Equity Trust Company
2110 Chesapeake Harbour Drive,
Apt. 202
Annapolis, MD 21403-5608
v.
I & I Construction Co., Inc.
7301 Holly Avenue
Takoma Park, MD 20912-4221

And
Gail D. Francis, Esquire
Office of Finance, Prince George’s County
Treasury Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and
All unknown owners of the Property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate in Prince George’s County, Maryland described on the Tax Roll of the Director of Finance for Prince George’s County as:

Account No: 121346774
Parcel 2, 1.6200 Acres, Livingston Woods Blk B 000000 Ben Drive, Oxon Hill, MD 20745

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 14-11632**

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

Account No: 121346774
Being known as: Parcel 2, 1.6200 Acres, Livingston Woods Blk B 000000 Ben Drive, Oxon Hill, MD 20745

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 12th day of August, 2014, by the Circuit Court for Prince George’s County, Maryland, ORDERED, that this notice be given by the insertion of a copy of this Order in a weekly newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland, warning all persons interested in said Property to appear in this Court by the 15th day of October, 2014, and redeem the Property and answer the Complaint, or thereafter a final judgement will be rendered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113583 (8-21,8-28,9-4)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
David Theodore Randall
8421 Church Lane
Bowie, MD 20715
Defendants

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-10713**

Notice is hereby given this 18th 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 18th 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 18th day September, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$341,213.61. The property sold herein is known as 8421 Church Lane, Bowie, MD 20715.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113602 (8-21,8-28,9-4)

ORDER OF PUBLICATION

Elizabeth Szollosi,
As Owner, Fiduciary and Sole Beneficiary Of Equity Trust Roth IRA, of Equity Trust Company
2110 Chesapeake Harbour Drive,
Apt. 202
Annapolis, MD 21403-5608

v.
Wilburforce, LLC
5840 Banneker Road, Suite 110
Columbia, MD 21044-3103

And
Gail D. Francis, Esquire
Office of Finance, Prince George’s County
Treasury Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and
All unknown owners of the Property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate in Prince George’s County, Maryland described on the Tax Roll of the Director of Finance for Prince George’s County as:

Account No: 113952553
Parcel G, 264,241.0000 Sq. Ft. Loveless Estates Block B 000000 New Relief Terrace, Brandywine, MD 20613

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 14-11635**

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

Account No: 113952553
Parcel G, 264,241.0000 Sq. Ft. Loveless Estates Block B 000000 New Relief Terrace, Brandywine, MD 20613

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 12th day of August, 2014, by the Circuit Court for Prince George’s County, Maryland, ORDERED, that this notice be given by the insertion of a copy of this Order in a weekly newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, in accordance with §14-840 of the Tax Property Article of the Annotated Code of Maryland, warning all persons interested in said Property to appear in this Court by the 15th day of October, 2014, and redeem the Property and answer the Complaint, or thereafter a final judgement will be rendered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113584 (8-21,8-28,9-4)

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.
Tamara Clark
Dante Clark
15516 Norge Court
Bowie, MD 20716
Defendants

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-10772**

Notice is hereby given this 19th 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 19th 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 19th day September, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$307,186.88. The property sold herein is known as 15516 Norge Court, Bowie, MD 20716.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113604 (8-21,8-28,9-4)

THE
PRINCE GEORGE’S POST
To Subscribe
Call 301-627-0900

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**

**6205 WOOD POINTE DRIVE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Joel A. Maldonado and Elsa Serrano-Maldonado, dated October 12, 2005 and recorded in Liber 23926, Folio 092 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,000.00, and an original interest rate of 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 **SEPTEMBER 9, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

113513 (8-21,8-28,9-4)

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

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

**5001 70TH AVENUE
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Vicki R. Pressley, dated April 10, 2007 and recorded in Liber 27900, Folio 217 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$243,500.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 9, 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 \$34,000.00 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

113511 (8-21,8-28,9-4)

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**

**4419 REAMY DRIVE
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Joy L. Aiken and Anthony M. Aiken, Sr., dated January 24, 2007 and recorded in Liber 27232, Folio 472 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$245,000.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 9, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

113514 (8-21,8-28,9-4)

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

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

**7208 PALMETTO SUNRISE COURT
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust from Darlene Bishop Wills and William Thomas, dated October 20, 2006 and recorded in Liber 26805, Folio 325 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$512,000.00, and an original interest rate of 6.400%, 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 9, 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 \$75,000.00 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

113515 (8-21,8-28,9-4)

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**

**4813 BRIERCREST CT.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated December 20, 2005 and recorded in Liber 25260, Folio 45 among the Land Records of Prince George's Co., MD, with an original principal balance of \$150,000.00 and an original interest rate of 3.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 9, 2014 AT 11:25 AM

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

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

The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to Substitute Trustees.

Terms of Sale: A deposit of \$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

113558 (8-21,8-28,9-4)

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

4413 CAPE COD CIR.
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 14, 2006 and recorded in Liber 26468, Folio 4 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$252,000.00 and an original interest rate of 7.950% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:00 AM

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

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

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

113430 (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

7700 QUILL POINT DR.
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated December 20, 2006 and recorded in Liber 27805, Folio 663 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$460,000.00 and an original interest rate of 7.99% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction 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 11:01 AM

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

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

Terms of Sale: A deposit of \$63,000 in the form of certified check, cashier’s check or money 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

113431 (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

14510 WHISTLESTOP CT.
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 26894, Folio 719 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$343,000.00 and an original interest rate of 6.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 16, 2014 AT 11:00 AM

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

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

Terms of Sale: A deposit of \$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

113630 (8-28,9-4,9-11)

THE PRINCE

GEORGE’S

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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

7224 SPLIT RAIL LA.
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated June 13, 2006 and recorded in Liber 28583, Folio 137 among the Land Records of Prince George's Co., MD, with an original principal balance of \$218,000.00 and an original interest rate of 5.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 9, 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

113549(8-21,8-28,9-4)

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 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

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

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 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

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

2505A KENT TOWN PL.
LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated September 23, 2013 and recorded in Liber 35541, Folio 463 among the Land Records of Prince George's Co., MD, with an original principal balance of \$133,950.00 and an original interest rate of 5.1250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 9, 2014 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 2505A, in the condominium regime known as "Highland Condominium at Landover Station" and more fully described in the aforesaid Deed of 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 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

113553(8-21,8-28,9-4)

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 09/15/2014. 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.

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 09/15/2014. 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#7272, 1963 MERCURY
COMET
VIN# 3H18U547730
WALDORF BODY & FENDER
2590 OLD WASHINGTON RD
WALDORF

LOT#7273, 2005 FORD F-350
VIN# 1FTWW31P85EA28631
JC TOWING
7732-A OLD ALEXANDER FERRY
RD
CLINTON

LOT#7274, 2000 CHRYSLER 300M
VIN# 2C3HE66G0YH228538
DARCARS OF MARLOW
HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT#7276, 2009 HYUNDAI AC-
CENT
VIN# KMHCN46CX9U296170
P&P AUTO
4218 REISTERSTOWN RD
BALTIMORE

LOT#7277, 1997 CHEVROLET
TAHOE
VIN# 1GNEK13R3VJ437211
FIVE STAR TRANSMISSIONS
3 HARKO CT #E
ESSEX

LOT#7278, 2001 JEEP GRAND
CHEROKEE
VIN# 1J4GW48S31C609927
LEO ROBERT MYERS, PROPRI-
ETOR
302 PHILADELPHIA RD
JOPPA

LOT#7279, 2010 CHEVROLET
EQUINOX
VIN# 2CNFLCEW0A6403609
CHUCK'S AUTO REPAIR
6316 AARON LANE
CLINTON

LOT#7280, 2011 FORD TRANSIT
VIN# NM0LS7AN6BT061992
CHUCK'S AUTO REPAIR
6316 AARON LANE
CLINTON

LOT#7281, 2003 MERCEDES
CLK320
VIN# WDBLK65G43T135435
AYT TOMMY'S AUTO BODY
5700 KIRBY RD
CLINTON

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

113703(8-28,9-4)

NOTICE

IN THE MATTER OF:
Eric Lamont Jones

FOR THE CHANGE OF
NAME TO:
Eric 6X

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 14-22053

A Petition has been filed to change the name of Eric Lamont Jones to Eric 6X.

The latest day by which an objection to the Petition may be filed is September 22, 2014.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
113769(8-28)

NOTICE

IN THE MATTER OF:
Takis Antonette Byrd

FOR THE CHANGE OF
NAME TO:
Takis Antonette Brooks

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 14-21754

A Petition has been filed to change the name of Takir Antonette Byrd to Takir Antonette Brooks.

The latest day by which an objection to the Petition may be filed is September 22, 2014.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
113768(8-28)

NOTICE

IN THE MATTER OF:
Marion Lee Daniel Shaw

FOR THE CHANGE OF
NAME TO:
Marion Lee Daniels Shaw

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 14-21577

A Petition has been filed to change the name of Marion Lee Daniel Shaw to Marion Lee Daniels Shaw.

The latest day by which an objection to the Petition may be filed is September 22, 2014.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
113766(8-28)

NOTICE

IN THE MATTER OF:
Nsikakabasi Uduak David

FOR THE CHANGE OF
NAME TO:
Simon Nsikakabasi David

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 14-21712

A Petition has been filed to change the name of (Minor Child) Nsikakabasi Uduak David to Simon Nsikakabasi David.

The latest day by which an objection to the Petition may be filed is September 22, 2014.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
113767(8-28)

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

In the Matter of:
ALANA NICOLE NICHOLS,
Minor

Guardianship No. GD-10490

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely ALANA NICOLE NICHOLS an infant female born on November 3, 1998 at Prince George's County, Maryland to Crystal Nicole Craig and David Alan Nichols, having been filed, it is this 18th day of August, 2014.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, David Alan Nichols, 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 18821 Kerrill Rd., Triangle, VA 22172 and 2149 S. Pollard Street, Arlington, VA 22204. Respondent, David Alan Nichols, is hereby notified to show cause on or before the 28th 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

113765(8-28,9-4,9-11)

Robert Z. Bohan
175 Admiral Cochrane Drive
Annapolis, MD 21401
410-266-7660

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELEANOR G. WEICHERT

Notice is given that Carol Weichert whose address is 136 Spring Place Way, Annapolis, MD 21401 was on August 7, 2014 appointed personal representative of the estate of Eleanor G. Weichert who died on October 29, 2013 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of 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.

CAROL WEICHERT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773

113764Estate No. 97132
(8-28,9-4,9-11)

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

**8920 GOLDFIELD PL.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated December 1, 2006 and recorded in Liber 26617, Folio 753 among the Land Records of Prince George's Co., MD, with an original principal balance of \$315,000.00 and an original interest rate of 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

SEPTEMBER 3, 2014 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$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 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

113449 (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

**6400 SAINT IGNATIUS DR., UNIT #5302
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated March 8, 2006 and recorded in Liber 24597, Folio 658 among the Land Records of Prince George's Co., MD, with an original principal balance of \$204,850.00 and an original interest rate of 8.50% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:22 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered Fifty Three Hundred Two (5302), in Building Numbered Five, (5), as set forth in that certain "Declaration of Condominium" entitled "Phase Five, Building Five, Brinkley Overlook 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

113452 (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

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

Under a power of sale contained in a certain Deed of Trust dated March 2, 2007 and recorded in Liber 27342, Folio 255 among the Land Records of Prince George's Co., MD, with an original principal balance of \$188,500.00 and an original interest rate of 7.90000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:20 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Tax ID# 06-0595835 and Tax ID #06-0595918 and more fully described in the aforesaid Deed of Trust.

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

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

113450 (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

**7622 ARBORY CT.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated July 1, 2005 and recorded in Liber 22689, Folio 413 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 6.90000% 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

SEPTEMBER 16, 2014 AT 11:21 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered Fifty-Six (56), in Building Lettered "E", in the subdivision known as "Phase 2, Arbory Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. 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

113651 (8-28,9-4,9-11)

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

**1118 CHAPELWOOD LA.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated June 15, 2005 and recorded in Liber 22772, Folio 179 among the Land Records of Prince George's Co., MD, with an original principal balance of \$111,650.00 and an original interest rate of 6.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 16, 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 \$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 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

113650 (8-28,9-4,9-11)

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

**14110 KYDAN CT.
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated July 17, 2007 and recorded in Liber 28383, Folio 312 among the Land Records of Prince George's Co., MD, with an original principal balance of \$384,200.00 and an original interest rate of 3.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 3, 2014 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall 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

113454 (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**

**4807 53RD AVE.
HYATTSVILLE A/R/T/A LANDOVER HILLS, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated December 21, 2005 and recorded in Liber 23911, Folio 178 and re-recorded in Liber 31643, Folio 142 among the Land Records of Prince George's Co., MD, with an original principal balance of \$284,000.00 and an original interest rate of 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

SEPTEMBER 16, 2014 AT 11:37 AM

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

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

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

113667 (8-28,9-4,9-11)

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**

**7010 CANYON DR.
CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated March 13, 2008 and recorded in Liber 29568, Folio 282 among the Land Records of Prince George's Co., MD, with an original principal balance of \$447,000.00 and an original interest rate of 2.411% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction 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 16, 2014 AT 11:40 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

113671 (8-28,9-4,9-11)

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**

**5454 85TH AVE., UNIT #201
HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated August 21, 2007 and recorded in Liber 29833, Folio 209 among the Land Records of Prince George's Co., MD, with an original principal balance of \$93,000.00 and an original interest rate of 7.25000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 16, 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 Unit numbered 5454-201 in the subdivision known as "Carrollan Gardens, a Condominium" and more fully described in the aforesaid Deed of Trust.

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

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

113668 (8-28,9-4,9-11)

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**

**11200 KETTERING PL.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated August 10, 2006 and recorded in Liber 27137, Folio 397 among the Land Records of Prince George's Co., MD, with an original principal balance of \$242,250.00 and an original interest rate of 8.250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 16, 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 \$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

113672 (8-28,9-4,9-11)

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**

**8601 VISTULA DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated April 28, 2008 and recorded in Liber 29692, Folio 382 among the Land Records of Prince George's Co., MD, with an original principal balance of \$200,000.00 and an original interest rate of 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

SEPTEMBER 16, 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 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

113669 (8-28,9-4,9-11)

LEGALS

COUNTY COUNCIL HEARINGS

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

**TUESDAY, SEPTEMBER 9, 2014
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND
1:30 P.M.**

Notice is hereby given that on Tuesday, September 9, 2014, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-10-2014 - AN ACT CONCERNING FARMER'S MARKET SAMPLER'S LICENSE PERMIT AND FEE for the purpose of establishing a permit and fee for a Sampler's License in County based Farmer's Markets.

CB-37-2014 (DR-2) - AN ACT CONCERNING SNAP TO HEALTH PROGRAM for the purpose of encouraging and supporting Supplemental Nutrition Assistance Program (SNAP) acceptance and processing technology at farmer's markets

CB-38-2014 (DR-2) AN ORDINANCE CONCERNING I-3 ZONE for the purpose of permitting assisted living facilities, nursing or care homes, offices, and hotels in the I-3 Zone (Planned Industrial / Employment Park), under certain circumstances.

CB-43-2014 - AN ORDINANCE CONCERNING INTERIM LAND USE CONTROLS FOR MILITARY INSTALLATION CONFORMANCE for the purpose of extending the maximum time for abrogation of certain provisions of Chapter No. 78, 2012 Laws of Prince George's County, Maryland.

CB-49-2014 - AN ACT CONCERNING AUTOMATED PURCHASING MACHINES for the purpose of defining automated purchasing machines, prohibiting automated purchasing machines; providing for certain fines and penalties; and generally relating to automated purchasing machines.

CB-56-2014 - AN ORDINANCE CONCERNING ASSISTED LIVING FACILITIES for the purpose of permitting Assisted Living Facilities in the Mixed Use - Transportation Oriented (M-X-T) Zone, under certain circumstances.

CB-58-2014 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the Special Revenue Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2015 Budget.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

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

ATTEST:
Redis C. Floyd
Clerk of the Council

113607 (8-28,9-4)

*The Prince
George’s Post
Newspaper*

*Call (301) 627-0900
or*

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

LIONEL JOHNSON
LINON M. ANDERSON
6318 Danner Drive
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-07868**

Notice is hereby given this 19th 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 6318 Danner Drive, Clinton, MD 20735, made and reported by, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th 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 19th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$243,600.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113601 (8-21,8-28,9-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MARCELINA P. GIBSON
505 Wilson Bridge Drive, Unit # B2
Oxon Hill, MD 20745

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-13472**

Notice is hereby given this 18th 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 505 Wilson Bridge Drive, Unit # B2, Oxon Hill, MD 20745, made and reported by, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th 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 18th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$43,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113596 (8-21,8-28,9-4)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

KEVIN TOLER AKA
KEVIN D. TOLER
KAREN TOLER AKA
KAREN ELAINE TOLER
6118 Armor Drive
Clinton, MD 20735-3410

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-11397**

Notice is hereby given this 18th 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 6118 Armor Drive, Clinton, MD 20735-3410, made and reported by, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th 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 18th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$142,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113599 (8-21,8-28,9-4)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ADENIYI ADEOJO
12900 7th Street
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-04878**

Notice is hereby given this 18th 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 12900 7th Street, Bowie, MD 20720, made and reported by, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th 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 18th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113598 (8-21,8-28,9-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

9306 CHELTENHAM AVENUE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Marvin Henderson aka Marvin W Henderson, dated December 19, 2007, and recorded in Liber 29222 at folio 270 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 16, 2014
AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges 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 # 2012-27908)

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

113608 (8-28,9-4,9-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

509 SENTRY LANE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Edward H Murdock, Jr. aka Edward H Murdock and April R Murdock, dated October 20, 2008, and recorded in Liber 30107 at folio 318 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 16, 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 \$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 # 2012-27460)

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

113609 (8-28,9-4,9-11)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

CB-14-2014 (DR-2) - AN ACT CONCERNING THE ISSUANCE AND SALE OF SPECIAL OBLIGATION BONDS for the purpose of providing that special obligation bonds may be issued from time to time under the provisions of this Act, Section 10-269 of the Prince George’s County Code, as amended, and Sections 21-501 through 21-516, inclusive, and Section 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (collectively, the “Special Taxing District Act”), and CR-28-2013 adopted by the County Council of Prince George’s County, Maryland (the “Formation Resolution”), in an amount not to exceed the aggregate principal amount of Three Million Dollars (\$3,000,000) in order for Prince George’s County (the “County”) to finance the construction of certain infrastructure improvements, including the CSX Crossing, as more particularly described herein and to pay certain costs of issuing such bonds; making certain findings and determinations, among others, concerning the benefit and purpose of such special obligation bonds; providing for the levy of a Real Property Special Tax and a Special Hotel Rental Tax (each as defined below), and the allocation of such special taxes with respect to the special taxing district to be paid over to the Special Taxing District Fund (as defined in the Formation Resolution); providing that special obligation bonds authorized to be issued hereby shall be payable from the Real Property Special Tax and the Special Hotel Rental Tax to be levied and deposited in the Special Taxing District Fund and that the special obligation bonds shall not constitute a general obligation debt of the County or a pledge of the County’s full faith and credit or taxing power other than the special tax; authorizing the County Executive of the County to specify, prescribe, determine, provide for, approve certain details, forms, documents or procedures in connection with such special obligation bonds issued hereunder and any other matters necessary, or desirable in connection with the authorization, issuance, sale, delivery, security and payment of such special obligation bonds; authorizing the County Executive to take certain other actions, to execute documents and to make certain commitments on behalf of the County in connection with the issuance, sale and delivery of such special obligation bonds; authorizing the execution and delivery of such special obligation bonds and such other documents as may be necessary, or desirable to effectuate the financing of the infrastructure improvements and the issuance, sale and delivery of such special obligation bonds; and generally providing for, and determining various matters in connection with, the issuance, sale, delivery, security and payment of such special obligation bonds. **ENACTED: 7/23/2014; SIGNED: 8/1/2014; EFFECTIVE: 9/15/2014**

CB-35-2014 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2014 Budget, and providing an adjustment to revenue estimates to the Internal Service Fund. **ENACTED: 7/23/2014; SIGNED: 8/1/2014; EFFECTIVE: 9/15/2014**

CB-40-2014 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2014 Budget, and providing an adjustment to revenue estimates to the Special Revenue Fund. **ENACTED: 7/23/2014; SIGNED: 8/1/2014; EFFECTIVE: 9/15/2014**

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

ATTEST:
Redis C. Floyd
Clerk of the Council

Copies of these documents may be obtained from the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952 3600.

113679 (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

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

5810 ROBIN LANE
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Belinda C. Taylor and Wayne X. Taylor, dated November 15, 2006, and recorded in Liber 26866 at folio 559 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 16, 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 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 8.59% 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 # 2011-17882)

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

113677 (8-28,9-4,9-11)

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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

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

6820 JADE COURT
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Orviel B Alam and Estate of Julie G Alam, dated October 29, 2004, and recorded in Liber 20948 at folio 232 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 9, 2014
AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2013-35375)

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

113528 (8-21,8-28,9-4)

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 Marlboro, 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 discretion, 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 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 # 2012-30752)

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

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

8213 SWEENEY DRIVE
CLINTON, MARYLAND 20735

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

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)

THE
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LEGALS		LEGALS		LEGALS	
NOTICE		NOTICE		NOTICE	
Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs v. David A. Henriquez 5215 Newton Street #T-3 Bladensburg, MD 20710 Defendant		Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees, Plaintiffs v. KEVIN L. WHITED SHIRLEY M. WHITED 2428 Iverson Street Unit #2428 Temple Hills, MD 20748 Defendant(s)		Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees, Plaintiffs v. SANTOS F. VENTURA DELIA A. VENTURA 4901 Edgewood Road College Park, MD 20740 Defendant(s)	
In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-11878 Notice is hereby given this 20th 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 22nd 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 22nd day September, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$123,431.53. The property sold herein is known as 5215 Newton Street #T-3, Bladensburg, MD 20710.		In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-08091 Notice is hereby given this 20th 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 2428 Iverson Street, Unit #2428, Temple Hills, MD 20748 made and reported by, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$37,840.00.		In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-09641 Notice is hereby given this 20th 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 4901 Edgewood Road, College Park, MD 20740, made and reported by, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$310,000.00.	
MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113699 (8-28,9-4,9-11)		MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113688 (8-28,9-4,9-11)		MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113687 (8-28,9-4,9-11)	
NOTICE		NOTICE		NOTICE	
Laura H. G. O’Sullivan, et al., Substitute Trustees Plaintiffs vs. Jonathan D Cole and Irene V Cole Defendants		Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees, Plaintiffs vs. JOHN HOWARD DOUGLAS, JR. 2201 Norlinda Avenue Oxon Hill, MD 20745 Defendant(s)		Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees, Plaintiffs vs. ADEYEMI OMOTOSHO 11511 Brigit Court Bowie, MD 20720 Defendant(s)	
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 Gibralter 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.		In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-30266 Notice is hereby given this 20th 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 2201 Norlinda Avenue, Oxon Hill, MD 20745, made and reported by, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$270,000.00.		In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-28660 Notice is hereby given this 20th 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 11511 Brigit Court, Bowie, MD 20720, made and reported by, Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of September, 2014. The report states the purchase price at the Foreclosure sale to be \$393,375.00.	
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)		MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113690 (8-28,9-4,9-11)		MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113691 (8-28,9-4,9-11)	
NOTICE		NOTICE		NOTICE	
Laura H. G. O’Sullivan, et al., Substitute Trustees Plaintiffs vs. Alma E Pollard and Joseph A Pollard Defendants		Laura H. G. O’Sullivan, et al., Substitute Trustees Plaintiffs vs. Eduardo Ochoa-Viera Defendant		Laura H. G. O’Sullivan, et al., Substitute Trustees Plaintiffs vs. Grace O Lytle Defendant	
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. CAEF 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.		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. CAEF 14-07982 ORDERED, this 20th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5009 37th Avenue, Hyattsville, Maryland 20782 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 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 22nd day of September, 2014, next. The report states the amount of sale to be \$101,454.65.		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. CAEF 13-33376 ORDERED, this 20th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9200 Loughran Road, 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 22nd 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 22nd day of September, 2014, next. The report states the amount of sale to be \$220,573.16.	
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)		MARILYNN M. Bland Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113693 (8-28,9-4,9-11)		MARILYNN M. Bland Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113695 (8-28,9-4,9-11)	
NOTICE		NOTICE		NOTICE	
Laura H. G. O’Sullivan, et al., Substitute Trustees Plaintiffs vs. Manuel Osorio Florez and Cynthia Osorio Florez Defendants		Laura H. G. O’Sullivan, et al., Substitute Trustees Plaintiffs vs. Audrey Officer Wynn and Walter Simmons Defendants		Laura H. G. O’Sullivan, et al., Substitute Trustees Plaintiffs vs. Lanette E Sayles and Cecil A Sayles Defendants	
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. CAEF 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.		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. CAEF 13-27391 ORDERED, this 21st day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6704 Pine Grove Drive, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of September, 2014, next. The report states the amount of sale to be \$130,900.00.		IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. CAEF 13-32270 ORDERED, this 20th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6324 Cipriano 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 22nd 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 22nd day of September, 2014, next. The report states the amount of sale to be \$152,636.63.	
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)		MARILYNN M. Bland Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113698 (8-28,9-4,9-11)		MARILYNN M. Bland Clerk of the Circuit Court for Prince George’s County, Md. True Copy—Test: Marilynn M. Bland, Clerk 113696 (8-28,9-4,9-11)	

THE PRINCE
GEORGE’S POST
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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**

**4412 LUCERNE RD.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated August 3, 2005 and recorded in Liber 23425, Folio 171 among the Land Records of Prince George's Co., MD, with an original principal balance of \$212,000.00 and an original interest rate of 4.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 9, 2014 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

113555 (8-21,8-28,9-4)

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**

**912 PHILIP POWERS DR.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated March 14, 2007 and recorded in Liber 27454, Folio 90 among the Land Records of Prince George's Co., MD, with an original principal balance of \$279,920.00 and an original interest rate of 7.250% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 9, 2014 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for 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

113556 (8-21,8-28,9-4)

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

Terms of Sale: A deposit of \$51,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for 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

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**

**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" condition and subject to 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 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

113455 (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**

**7200 EAST LOMBARD STREET, HYATTSVILLE AKA
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Renita James, dated May 9, 2008 and recorded in Liber 29716, Folio 034 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$135,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 16, 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 \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

113676 (8-28,9-4,9-11)

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 September 18, 2007 and recorded in Liber 28719, Folio 39 among the Land Records of Prince George's Co., MD, with an original principal balance of \$242,900.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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" condition and subject to 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 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

113462 (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

7114 CIPRIANO SPRINGS DRIVE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Gayle F O'Bryant, dated June 24, 2005, and recorded in Liber 23351 at folio 272 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 9, 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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2013-37302)

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

113529(8-21,8-28,9-4)

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

141 NORTH HURON DRIVE
OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Lazina King, dated May 25, 2007, and recorded in Liber 28191 at folio 720 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 9, 2014
AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners 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 # 2012-33659)

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

113530(8-21,8-28,9-4)

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
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 Duvall 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 "APPEGATE" 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 APPEGATE, 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 ELEMETNS 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.

LEGALS

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)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2601 COUNTRY CREEK COURT
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Baltazar Gutierrez-Carrillo, dated July 31, 2006, and recorded in Liber 26008 at folio 111 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 9, 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 \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2012-34207)

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

113531(8-21,8-28,9-4)

NOTICE

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

vs.

Plaintiffs

Oladele Ogunde

Defendant

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

CIVIL NO. CAEF 13-23434

ORDERED, this 25th day of August, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11602 Daisy Lane, Glenn 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 25th 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 25th day of September, 2014, next.
The report states the amount of sale to be \$631,587.16.

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

113705(8-28,9-4,9-11)

NOTICE

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

vs.

Plaintiffs

Shaunte M. Hines

Defendant

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

CIVIL NO. CAEF 14-10905

ORDERED, this 25th day of August, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8585 Seasons Way 7B, 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 25th 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 25th day of September, 2014, next.
The report states the amount of sale to be \$116,804.65.

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

113706(8-28,9-4,9-11)

NOTICE

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

vs.

Plaintiffs

Theodore R Atcherson III
aka Theodore R Atcherson

Defendant

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

CIVIL NO. CAEF 13-20972

ORDERED, this 25th day of August, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9038 Hardesty Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th 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 25th day of September, 2014, next.
The report states the amount of sale to be \$141,036.48.

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

113701(8-28,9-4,9-11)

NOTICE

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

vs.

Plaintiffs

Estate of Laura B. Samuel

Defendant

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

CIVIL NO. CAEF 14-11705

ORDERED, this 25th day of August, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2305 Joseph Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th 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 25th day of September, 2014, next.
The report states the amount of sale to be \$197,000.00.

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

113708(8-28,9-4,9-11)

LEGALS

Esther A. Streete, Esquire
McNamee, Hosea, Jernigan, Kim,
Greenan & Lynch, P.A.
888 Bestgate Road, Ste. 304
Annapolis, Maryland 21401
410-266-9909

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALVIN RUDOLPH ARCHER, SR.

Notice is given that Adrienne E. Arher whose address is 10827 Nautica Place, White Plains, Maryland 20695 and Esther A. Streete whose address is 888 Bestgate Road, Suite 304, Annapolis, Maryland 21401 and Kenneth D. Bynum whose address is 1010 Cameron Street, Alexandria, Virginia 22314 were on August 19, 2014 appointed co-personal representatives of the estate of Alvin Rudolph Archer, Sr. who died on July 28, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of February, 2015.

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

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

(2) Two months after the co-personal representatives mail 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.

ADRIENNE E. ARCHER
ESTHER A. STREETE
KENNETH D. BYNUM
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 97502
113762 (8-28,9-4,9-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JUNE HIGH

Notice is given that Nancy Lynham whose address is 130 Oriole Lane, La Plata, MD 20646 was on April 7, 2014 appointed personal representative of the estate of Mary June High who died on January 3, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of October, 2014.

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.

NANCY LYNHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 96298
113711 (8-28,9-4,9-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ABRAHAM HARPER

Notice is given that Imogene F Harper whose address is 9501 Pin Oak Street, Clinton, MD 20735 was on August 20, 2014 appointed personal representative of the estate of Abraham Harper who died on June 27, 2014 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 20th 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.

IMOGENE F. HARPER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 97546
113763 (8-28,9-4,9-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ESTHER MARIE SUTPHIN

Notice is given that Charles P. Sutphin whose address is 295 High Ridge Lane, Pittsboro, NC 27312 was on August 7, 2014 appointed personal representative of the estate of Esther Marie Sutphin who died on April 6, 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.

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.

CHARLES P. SUTPHIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 96859
113712 (8-28,9-4,9-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ANSELM NWANNE
ONYEMENEM
9910 Franklin Street
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 13-15872**

Notice is hereby given this 25th 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 9910 Franklin 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 25th 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 25th day of September, 2014.

The report states the purchase price at the Foreclosure sale to be \$180,950.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113710 (8-28,9-4,9-11)

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

**13721 CARLENE DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated September 16, 2005 and recorded in Liber 24332, Folio 731 among the Land Records of Prince George's Co., MD, with an original principal balance of \$370,000.00 and an original interest rate of 6.4% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction 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 16, 2014 AT 11:33 AM

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

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

Terms of Sale: A deposit of \$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

113663 (8-28,9-4,9-11)

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

**1113 BEALL PL.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated September 15, 2005 and recorded in Liber 23375, Folio 280 among the Land Records of Prince George's Co., MD, with an original principal balance of \$285,000.00 and an original interest rate of 4.5% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 16, 2014 AT 11:34 AM

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

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

Terms of Sale: A deposit of \$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

113664 (8-28,9-4,9-11)

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

**8205 REDVIEW DR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated December 7, 2006 and recorded in Liber 26895, Folio 638 among the Land Records of Prince George's Co., MD, with an original principal balance of \$259,000.00 and an original interest rate of 5.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 16, 2014 AT 11:35 AM

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

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

Terms of Sale: A deposit of \$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 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

113665 (8-28,9-4,9-11)

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

**725 GLENEAGLES DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated January 25, 2006 and recorded in Liber 24765, Folio 299 among the Land Records of Prince George's Co., MD, with an original principal balance of \$599,250.00 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

SEPTEMBER 16, 2014 AT 11:36 AM

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

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

Terms of Sale: A deposit of \$86,000 in the form of certified check, cashier's check or money 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

113666 (8-28,9-4,9-11)

The Prince
George's
Post
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301-627-6260

LEGALSLegal Notice

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.**

**14521 TURNER WOOTTON PARKWAY
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Gio-
vanna Taylor and Eunice Taylor, dated November 16, 2007, and recorded in
Liber 29008 at folio 307 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

**SEPTEMBER 16, 2014
AT 9:03 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in
such other form as the Substitute Trustees may determine, at their sole dis-
cretion, for \$66,000.00 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 # 2012-31091)

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

113612 (8-28,9-4,9-11)

LEGALSLegal Notice

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

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

**8601 OAK DRIVE
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from James
F Brown Jr and Leslie M Warren, dated March 21, 2002, and recorded in Liber
15741 at folio 192 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 9, 2014
AT 9:21 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 \$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 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 # 2012-26446)

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

113559 (8-21,8-28,9-4)

LEGALSLegal Notice

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

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

**9505 MICHAEL DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Dr-
uscilla Saunders-Faulk, dated April 11, 2007, and recorded in Liber 27686 at
folio 721 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 16, 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer
is the successful bidder, the deposit requirement is waived. Balance of the
purchase price is to be paid within fifteen (15) days of the final ratification
of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.
Interest is to be paid on the unpaid purchase price at the rate of 8% per
annum from date of sale to the date the funds are received in the office of
the Substitute Trustees, if the property is purchased by an entity other than
the noteholder and/or servicer. If payment of the balance does not occur
within fifteen days of ratification, the deposit will be forfeited and the prop-
erty will be resold at the risk and cost of the defaulting purchaser. There will
be no abatement of interest due from the purchaser in the event settlement
is delayed for any reason. Taxes, ground rent, water rent, and all other public
charges and assessments payable on an annual basis, to the extent such
amounts survive foreclosure, including sanitary and/or metropolitan district
charges to be adjusted for the current year to the date of sale, and assumed
thereafter by the purchaser. Condominium fees and/or homeowners 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 # 2012-25129)

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

113613 (8-28,9-4,9-11)

LEGALSLegal Notice

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

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

**6801 FURMAN PARKWAY
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from
Guillermo Rafaelano, dated May 26, 2006, and recorded in Liber 25664 at folio
005 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 9, 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 dis-
cretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer
is the successful bidder, the deposit requirement is waived. Balance of the
purchase price is to be paid within fifteen (15) days of the final ratification
of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.
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 # 2012-19240)

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

113560 (8-21,8-28,9-4)

LEGALSLegal Notice

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

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

**3906 58TH AVENUE
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Ira
Kinne Jones and Madeline Harley Jones, dated November 22, 2000, and
recorded in Liber 14204 at folio 097 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 16, 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 \$7,000.00 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 # 2012-24558)

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

113614 (8-28,9-4,9-11)

LEGALSLegal Notice

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

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

**710 GLACIER AVENUE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Gre-
gory L. Poag, dated October 23, 2012, and recorded in Liber 34052 at folio 108
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 9:24 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer
is the successful bidder, the deposit requirement is waived. Balance of the
purchase price is to be paid within fifteen (15) days of the final ratification
of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.
Interest is to be paid on the unpaid purchase price at the rate of 8% per
annum from date of sale to the date the funds are received in the office of
the Substitute Trustees, if the property is purchased by an entity other than
the noteholder and/or servicer. If payment of the balance does not occur
within fifteen days of ratification, the deposit will be forfeited and the 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 # 2013-38504)

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

113468 (8-14,8-21,8-28)

THE PRINCE GEORGE'S
POST
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

7608 MANE LN
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Cornell E Wing and Angela C Wing, dated July 14, 2006, and recorded in Liber 26222 at folio 077 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 16, 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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2009-02683)

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

113615 (8-28,9-4,9-11)

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.

9511 TAM SHANTER DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Vincent T. Coates and Michelle S Coates, dated February 9, 2007, and recorded in Liber 27339 at folio 241 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 16, 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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.59% 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 # 2012-24599)

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

113616 (8-28,9-4,9-11)

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.

8913 BRAE BROOKE DRIVE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from TiJuana Bailey Poole, Eric D Poole and James A McLean, dated October 26, 2006, and recorded in Liber 30182 at folio 304 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 16, 2014
AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$49,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the 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 # 2011-18493)

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

113617 (8-28,9-4,9-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

8451 GREENBELT ROAD
UNIT 102
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Stacy Ann Champagne and Patricia Kelly, dated September 14, 2007, and recorded in Liber 28635 at folio 168 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 16, 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 \$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 # 2011-14153)

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

113619 (8-28,9-4,9-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

5805 40TH AVENUE
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Yesenia E Paiz-Cruz, dated June 20, 2007, and recorded in Liber 28217 at folio 249 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 16, 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 \$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 # 2011-10871)

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

113618 (8-28,9-4,9-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3903 ELITE STREET
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Francine D Moody, dated June 8, 2005, and recorded in Liber 23659 at folio 284 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 16, 2014
AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 # 2011-16368)

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

113620 (8-28,9-4,9-11)

THE PRINCE GEORGE'S
POST NEWSPAPER
YOUR NEWSPAPER OF LEGAL RECORD

CALL: 301-627-0900 FAX: 301-627-6260

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.
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

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)

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

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)

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 printed 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)

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. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
vs.
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)

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

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

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Nelson J Coronado-Perez and Erica C Coronado Livingston
Defendants
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
CIVIL NO. CAEF 13-33393

ORDERED, this 13th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1867 Dutch Village Drive, 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 15th 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 15th day of September, 2014, next.
The report states the amount of sale to be \$147,400.00.
Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113573 (8-21,8-28,9-4)

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
LaToya K Jordan
Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
CIVIL NO. CAEF 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)

LEGALS

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)

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
Plaintiffs
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)

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Marcus C. Campbell aka
Marcus Campbell and
Africa Campbell aka
Africa Barnes-Campbell
Defendant(s)
In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 12-09828

ORDERED, this 19th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5407 Old Temple Hill Road, 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 19th 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 19th day of September, 2014, next.
The report states the amount of sale to be \$158,000.00.
MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113605 (8-21,8-28,9-4)

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

LEGALS

NOTICE

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

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)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Faith Smith Britt
Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
CIVIL NO. CAE 13-09541

ORDERED, this 11th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3219 Burton Court, 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 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 \$101,500.00.
Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113499 (8-14,8-21,8-28)

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Estate of Ellen Szelesi
Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
CIVIL NO. CAEF 14-07069

ORDERED, this 4th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4707 Tamworth Court, 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 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 \$163,224.14.
Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
113428 (8-14,8-21,8-28)

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

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)

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)

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, Ronceverte, 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)

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)

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 Lanissa 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)

LEGALS

MECHANIC'S LIEN SALE

Central Truck Center will sell at public auction the following vehicles under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, for storage, repairs and other lawful charges.

2005 Workhorse
VIN #: 5B4KP42Y353403562

Sale to be held:
**SEPTEMBER 3, 2014
at 10:00 AM**

Sale to held at:
**Central Truck Center, Inc.,
8319 Ardwick Ardmore Road,
Landover, MD 20785**

Terms of Sale - CASH
Lienor reserves the right to bid.

Central Truck Center, Inc.
3839 Ironwood Place
Landover, MD 20785
(301) 322-9000 x 140
(240) 487-3406 fax

113590 (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

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

NOTICE

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

vs. Plaintiffs

Charles E Brown and
Helen R. Brown AKA
Helen R. Green AKA
Helen Green Brown

Defendants

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

CIVIL NO. CAEF 13-32012

ORDERED, this 13th day of August, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13233 Park Lane, 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 15th 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 15th day of September, 2014, next.

The report states the amount of sale to be \$339,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113574 (8-21,8-28,9-4)

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

vs. Plaintiffs

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. MALLETT
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

NOTICE

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

vs.

Zollie Reuben Ford IV aka
Zollie Rubin Ford IV aka
Zollie R. Ford IV

Plaintiffs

Defendant

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

CIVIL NO. CAEF 13-18923

ORDERED, this 25th day of August, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 14312 Marlborough Lane, 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 25th 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 25th day of September, 2014, next.

The report states the amount of sale to be \$111,650.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

113707 (8-28,9-4,9-11)

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.

Rene D. Cooper
Donna M. Cooper
4609 Sharon Road
Camp Springs, MD 20748

Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. CAEF 13-37739

Notice is hereby given this 25th 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 25th 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 25th day September, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$126,000.00. The property sold herein is known as 4609 Sharon Road, Camp Springs, MD 20748.

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

True Copy—Test:
Marilynn M. Bland, Clerk
113709 (8-28,9-4,9-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3210 CULVER STREET
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Marian A Coleman and Raynard C Kennedy, dated October 23, 2006, and recorded in Liber 27305 at folio 564 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 9, 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 \$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 # 2013-35591)

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

113521 (8-21,8-28,9-4)

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.**

10809 RIVERVIEW ROAD
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Darrell Hardie and Yanic Hardie, dated October 31, 2007, and recorded in Liber 30287 at folio 468 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 9, 2014

AT 9:16 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$147,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of 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 # 2009-04120)

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

113532 (8-21,8-28,9-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

12705 WILLOW CREEK COURT
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Estate of Henrietta C Cunningham, dated June 13, 2008, and recorded in Liber 29838 at folio 612 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 9, 2014

AT 9:03 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2013-37537)

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

113523 (8-21,8-28,9-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3911 ESSEX COURT
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Anthony Franklin Deep and Nancy S. Deep, dated October 13, 2006, and recorded in Liber 26406 at folio 318 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 9, 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 \$8,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 # 2011-10783)

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

113524 (8-21,8-28,9-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6922 HAWTHORNE STREET
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Ashley N. Smith, dated August 30, 2007, and recorded in Liber 28719 at folio 450 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 9, 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 \$19,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all 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 # 14-600047)

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

113527 (8-21,8-28,9-4)

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LEGALS

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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 asso-ciation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 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 asso-ciation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 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 asso-ciation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 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

8700 RITCHBORO ROAD
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Al-berto E Velasquez and Laurel Monique Floyd-Velasquez, dated September 28, 2006, and recorded in Liber 26748 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 Marlboro, Maryland 20772, on

SEPTEMBER 9, 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 \$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 asso-ciation dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-14452)

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

113533(8-21,8-28,9-4)

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 Duvall 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
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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

15611 DORSET ROAD #304
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Mary Ray, dated April 8, 2008, and recorded in Liber 29588 at folio 667 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 16, 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 \$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 # 2012-26441)

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

113627 (8-28,9-4,9-11)

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 16, 2014
AT 9:20 AM

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

113628 (8-28,9-4,9-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1005 MERGANSER COURT
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate Of Lavata W. Wood, dated August 17, 2007, and recorded in Liber 28867 at folio 631 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 16, 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 discretion, for \$46,000.00 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 # 2013-41148)

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

113629 (8-28,9-4,9-11)

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 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 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2013-44152)

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)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6404 CABIN BRANCH COURT
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Troy R Smith, dated February 12, 2008, and recorded in Liber 29506 at folio 148 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 16, 2014
AT 9:24 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges 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 # 2012-27049)

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

113678 (8-28,9-4,9-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

402 JORDON POND LANE
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Olubunmi Oni, dated July 29, 2008, and recorded in Liber 29907 at folio 521 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 16, 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 \$48,000.00 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 # 2012-31668)

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

113610 (8-28,9-4,9-11)

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