

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

ORDER OF PUBLICATION

GLOVER AND ASSOCIATES INC.
9560 Pennsylvania Ave.
Upper Marlboro, MD 20772-3668

Plaintiff

vs.

THOMAS WILLOUGHBY
5229 42nd Place
Hyattsville, MD 20781

and

IRENE WILLOUGHBY
5229 42nd Place
Hyattsville, MD 20781

and

CAPITAL CITY SAVINGS AND
LOAN ASSOCIATION
2010 Rhode Island Ave., NE
Washington, DC 20018

and

CITY OF MT. RAINIER
c/o Silber & Perlman, P.A.
Resident Agent
7000 Carroll Avenue, Suite 200
Takoma Park, MD 20912

and

PRINCE GEORGE'S COUNTY,
MARYLAND, TREASURY
DIVISION
Gail Frances
14741 Governor Oden Bowie Dr.,
Rm 1090
Upper Marlboro, MD

and

ALL PERSONS WHO CLAIM TO
HAVE AN INTEREST IN THE
PROPERTY, DESCRIBED HEREIN,
INCLUDING THEIR HEIRS, DE-
VISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER
HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES,
OR SUCCESSORS IN RIGHT, TITLE
OR INTEREST.

Defendants

**In the Circuit Court
for Prince George's County,
Maryland
Civil Division
CAE 14-27659**

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

"(corr Use 06) 7,683.0000 Sq. Ft. &
Imps. Hariclif Lot 4 Blk A Assmt
\$223,700 Lib 03049 Fl 534 and as-
sessed to Willoughby, Thomas M &
Irene T."

The Property address is 3401 East-
ern Ave, Mt. Rainier, MD 20712

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid;

It is thereupon this 15th day of Oc-
tober, 2014, by the Circuit Court for
Prince George's County, Maryland,
ORDERED; That notice be given by
the insertion of a copy of this Order
in The Prince George's Post or any
other paper of record in Prince
George's County, Maryland, a news-
paper having general circula-
tion in Prince George's County,
Maryland, once a week for three (3)
consecutive weeks, on or before the
7th day of November, 2014, warn-
ing all persons interested in the
property to appear in this Court by
the 16th day of December, 2014 and
redeem the property and answer the
Bill of Complaint or thereafter a
final judgment will be entered fore-
closing 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
114478 (10-23,10-30,11-6)

ORDER OF PUBLICATION

GLOVER AND ASSOCIATES INC.
9560 Pennsylvania Ave.
Upper Marlboro, MD 20772-3668

Plaintiff

vs.

THOMAS WILLOUGHBY
5229 42nd Place
Hyattsville, MD 20781

and

IRENE WILLOUGHBY
5229 42nd Place
Hyattsville, MD 20781

and

SHELLEY WILLOUGHBY
WILSON
1454 Ashwood Ct.
Annapolis, MD 21409

and

MARY WILLOUGHBY
1454 Ashwood Ct.
Annapolis, MD 21409

and

HARLOFF & NORMAN JOINT
VENTURE
J.C. NORMAN, Partner
McNamee Hosea
6411 Ivy Lane
Suite 200
Greenbelt, MD 20770

and

HARLOFF & NORMAN JOINT
VENTURE
WILLIAM C. HARLOFF, Resident
Agent
7110 Claymore Dr.
Hyattsville, MD 20782

and

CITY OF MT. RAINIER
c/o Silber & Perlman, P.A.,
Resident Agent
7000 Carroll Avenue, Suite 200
Takoma Park, MD 20912

and

PRINCE GEORGE'S COUNTY,
MARYLAND,
TREASURY DIVISION
Gail Frances
14741 Governor Oden Bowie Dr., Rm
1090
Upper Marlboro, MD

and

ALL PERSONS WHO CLAIM TO
HAVE AN INTEREST IN THE
PROPERTY, DESCRIBED HEREIN,
INCLUDING THEIR HEIRS, DE-
VISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER
HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES,
OR SUCCESSORS IN RIGHT, TITLE
OR INTEREST.

Defendants

**In the Circuit Court
for Prince George's County,
Maryland
Civil Division
CAE 14-27657**

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

"6,953.0000 Sq. Ft. & Imps Hariclif
Lot 5 Blk A Assmt \$125,100 Lib 05374
Fl 239 and assessed to Willoughby
Mary E & Shellie R Et al."

The Property address is 3403 Eastern
Ave, Mt. Rainier, MD 20712.

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

It is thereupon this 15th day of Oc-
tober, 2014, by the Circuit Court for
Prince George's County, Maryland,
ORDERED; That notice be given by
the insertion of a copy of this Order
in The Prince George's Post or any
other paper of record in Prince
George's County, Maryland, a news-
paper having general circula-
tion in Prince George's County,
Maryland, once a week for three (3)
consecutive weeks, on or before the
7th day of November, 2014, warn-
ing all persons interested in the
property to appear in this Court by
the 16th day of December, 2014 and
redeem the property and answer the
Bill of Complaint or thereafter a
final judgment will be entered fore-
closing 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
114480 (10-23,10-30,11-6)

ORDER OF PUBLICATION

LEO BRUSO
14416 Old Mill Road, Suite 201
Upper Marlboro, MD 207752-3069

Plaintiff

v.

NEMESIO GUZMAN
a/k/a Nemesio Guzman-Bravo
3907 Queensbury Rd.
Hyattsville, MD 20782-3047

and

BRANCH BANKING AND
TRUST COMPANY
1401 S. Salisbury Blvd.
Salisbury, MD 21801-7126

Serve:
The Corporation Trust
Incorporated
Resident Agent
351 West Camden Street
Baltimore, MD 21201-7912

and

JORDAN M. SPIVOK,
SUBSTITUTE TRUSTEE
Protas Spivok & Collins, LLC
4330 East West Highway
Suite 900
Bethesda, MD 20814

and

PHILIP J. COLLINS
SUBSTITUTE TRUSTEE
Protas Spivok & Collins, LLC
4330 East West Highway, Suite 900
Bethesda, MD 20814

and

PRINCE GEORGE'S COUNTY,
MARYLAND
A Body Corporate and Politic
c/o Treasury Division, Room 1090,
County Administration Building
14741 Gov. Oden Bowie Drive
Upper Marlboro, MD 20772

and any and all persons that have
or claim to have any interest in the
property described as:

Lot 15, Blk B., 47,907.0000 sq. ft. &
Imps., (new Const & L and Raise
added 7/1/08) in the subdivision
known as Plat Four, Section Two,
Forestville Center as per plat
recorded in Plat Book NLP 151 at
plat 25, being the property de-
scribed in a deed recorded in the
land records of Prince George's
County at Liber 9791, folio 058, at
2650 Marble Ct.,

said property being in the 6th Elec-
tion District and assessed to Nemesio
Guzman under Account
06-0503979,

Defendants

In the Circuit Court for

Prince George's County, Maryland

CAE 14-27635

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the foregoing prop-
erty situated and lying in Prince
George's County, Maryland, sold by
the Collector of Taxes for Prince
George's County to the Plaintiff in
this proceeding.

The Complaint states, among other
things, that the amount necessary
for redemption has not been paid,
although more than six months from
the date of sale has expired.

It is thereupon this 15th day of Oc-
tober, 2014 by the Circuit Court for
Prince George's County, Maryland,
ORDERED, that notice be given by
the insertion of a copy of this Order
in some newspaper having a general
circulation in Prince George's
County, Maryland, once a week for
three successive weeks, on or before
the 7th day of November, 2014
warning all persons interested in the
said property to be and appear in
this Court by the 16th day of Decem-
ber, 2014 and redeem the aforesaid
property and answer the Complaint,
or thereafter a Final Order will be
rendered foreclosing all rights of re-
demption in the property, and vest-
ing in the Plaintiff a title, free and
clear of all encumbrances.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114477 (10-23,10-30,11-6)

ORDER OF PUBLICATION

JAMES SCHNEIDER
406 Longdraft Rd.
Gaithersburg, Maryland 20878

Plaintiff

vs.

ALOND JEAN-PIERRE
and/or JEAN-PIERRE ALMOND
13755 Edelen Drive
Bryantown, MD 20617-2102

and

RESIDENT
11 E. Balmoral Dr.
Oxon Hill, MD 20745

and

MIGUEL COELLO, TRUSTEE
10185 Collins Ave., #322
Miami Beach, FL 33154

and

GERALD L. SACHS, TRUSTEE
24704 County Highway 4
Pelican Rapids, MN 56572

and

CAPITOL ONE MARYLAND, GP
11413 Empire Lane
Rockville, MD 20852

and

THOMAS COWLEY
14617 Deveraux Terrace
Gaithersburg, MD 20878

and

PRINCE GEORGE'S COUNTY,
MARYLAND, TREASURY DIVI-
SION,
Gail Frances
14741 Governor Oden Bowie Dr.,
Rm 1090
Upper Marlboro, MD

and

ALL PERSONS WHO CLAIM TO
HAVE AN INTEREST IN THE
PROPERTY, DESCRIBED HEREIN,
INCLUDING THEIR HEIRS, DE-
VISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER
HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES,
OR SUCCESSORS IN RIGHT,
TITLE OR INTEREST.

Defendants

**In the Circuit Court
for Prince George's County,
Maryland
Civil Division
CAE 14-27660**

The object of this proceeding is to
secure and foreclose the rights of re-
demption on the following prop-
erty, sold by the Collector of Taxes
for Prince George's County, State of
Maryland to the Plaintiff:

25,142 Sq. Ft. & Imps. North Po-
tomac View Lot 12 Blk A Assmt
\$208,600 Lib 00000 Fl; 000 and as-
sessed to Jean-Pierre Almond. The
property address is 11 Balmoral
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 15th day of Oc-
tober, 2014, by the Circuit Court for
Prince George's County, Maryland,
ORDERED; That notice be given by
the insertion of a copy of this Order
in The Prince George's Post or any
other paper of record in Prince
George's County, Maryland, a news-
paper having general circula-
tion in Prince George's County,
Maryland, once a week for three (3)
consecutive weeks, on or before the
7th day of November, 2014, warn-
ing all persons interested in the
property to appear in this Court by
the 16th day of December, 2014 and
redeem the property and answer the
Bill of Complaint or thereafter a
final judgment will be entered fore-
closing 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
114481 (10-23,10-30,11-6)

LEGALS

File: PG12-MTCF-1575

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

FIRST AMENDED

ORDER OF PUBLICATION

Capital Bank NA fbo MuniTrust
Capital Fund II, LLC,

Plaintiff

vs.

Charlton Eric Henry, Personal Rep-
resentative of the Estate of Mary P
Henry, Household Senior Services,
A Division of Household Bank, F.S.B.,
Robert L. Fila, Trustee, HSBC Bank,
USA, National Association suc-
cessor to Household Senior Services,
Prince George's County, Maryland,
and all unknown owners
of the property described below; all
heirs, devisees, personal represen-
tatives, and executors, adminis-
trators, grantees, assigns or successors
in right, title, interest, and any and
all persons having or claiming to
have any interest in the property
and premises situate, in Prince
George's County, Maryland known
as:

612 Millwoof Drive, Capitol
Heights, MD 20743 and described as
10,000.0000 Sq. Ft. & Imps. Mill-
wood Lot 2 Blk J Assmt \$243,900 Lib
10902 Fl 486 Account No. 2041218 in
District 18 on the Tax Roll of the Di-
rector of Finance,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 14-10844
TAX SALE**

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

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

It is thereupon this 27th day of Oc-
tober, 2014 by the Circuit Court for
Prince George's County, Maryland.
ORDERED, that notice be given by
the insertion of a copy of this Order
in some newspaper having general
circulation in Prince George's
County, Maryland, once a week for
three (3) consecutive weeks, on or
before the 21st day of November,
2014 warning all persons having or
claiming to have any interest in the
property described above to appear
in this Court by the 30th day of De-
cember, 2014 and redeem their re-
spective property or answer the
Complaint, or thereafter a Final De-
cree will be entered foreclosing all
rights of redemption in and as to the
property, and vesting in the Plaintiff
a title in fee simple or leasehold free
and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
114605 (11-6,11-13,11-20)

**The Prince
George's Post**
*Serving Prince
George's County*
3 0 1 . 6 2 7 . 0 9 0 0

NOTICE

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

Plaintiffs

vs.

Taiye Oni and
Olubunmi Oni

Defendants

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

CIVIL NO. CAE 13-18423

ORDERED, this 15th day of Octo-
ber, 2014 by the Circuit Court of
PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 402 Jordon Pond Lane,
Bowie, Maryland 20721 mentioned
in these proceedings, made and re-
ported by Laura H. G. O'Sullivan,
et al., Substitute Trustees, be ratified
and confirmed, unless cause to the
contrary thereof be shown on or be-
fore the 17th day of November,
2014, next, provided a copy of this
Notice be inserted in some news-
paper published in said County once
in each of three successive weeks
before the 17th day of November,
2014, next.

The report states the amount of
sale to be \$281,050.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114476 (10-23,10-30,11-6)

LEGALS

David R. Cross
115 Centerway
Greenbelt, MD 20770

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIANO ALVARADO

Notice is given that Rafael Al-
varado whose address is 4315 New-
ton Street, Brentwood, MD 20722
was on October 20, 2014 appointed
personal representative of the estate
of Mariano Alvarado who died on
June 17, 2014 without a will.

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

All persons having any objection
to the appointment shall file their
objections with the Register of Wills
on or before the 20th day of April,
2015.

Any person having a claim against
the decedent must present the claim
to the undersigned spersonal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed, on or before the earlier of
the following dates:

(1) Six months from the date of the
decedent's death, except if the de-
cedent 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 ob-
tained from the Register of Wills.

MARIANO ALVARADO
Personal Representative

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

Estate No.97963
114597 (10-30,11-6,11-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN M PETERSON

Notice is given that James Peter-
son whose address is 8106 Bernard
Drive, Fort Washington, MD 20744
was on October 8, 2014 appointed
personal representative of the estate
of Helen M Peterson who died on
February 1, 2014 with a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 8th day of
April, 2015.

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

(1) Six months from the date of the
decedent's death, except if the de-
cedent 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 ob-
tained from the Register of Wills.

JAMES PETERSON
Personal Representative

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ANA S BUSTILLO AKA
ANA BUSTILLOS
6321 Riverdale Road
Riverdale, MD 20737

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-15588**

Notice is hereby given this 10th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6321 Riverdale Road, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$400,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114435 (10-23,10-30,11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DANIELITA C. DEVORA
WILLIAM PEREZ DE LA CRUZ
1504 Warren Avenue
Hyattsville ARTA
Landover, MD 20785

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-00057**

Notice is hereby given this 10th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1504 Warren Avenue, Hyattsville ARTA Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$165,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114428 (10-23,10-30,11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MOISES LIZAMA AKA
MOSES LIZAMA VENTURA
JOSE E. LIZAMA VENTURA
DIXI M LIZAMA
6116 Osborn Road
Hyattsville, MD 20785

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-11623**

Notice is hereby given this 10th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6116 Osborn Road, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$100,834.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114432 (10-23,10-30,11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

PATRICK DENNIS YOHE
DIANNE DENISE YOHE
4813 Briercrest Court
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-08126**

Notice is hereby given this 10th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4813 Briercrest Court, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$104,250.00, subject to the outstanding balance on a prior deed of trust.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114430 (10-23,10-30,11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

BELVA BURBANK
ANTHONY Q. BURBANK
12610 Trotwood Court
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-00135**

Notice is hereby given this 9th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12610 Trotwood Court, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$176,707.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114429 (10-23,10-30,11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

SAUL H. VASQUEZ AKA
SAUL H. VELASQUEZ
JUAN MIGUEL MARTINEZ
912 Philip Powers Drive
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-15549**

Notice is hereby given this 10th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 912 Philip Powers Drive, 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 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$238,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114433 (10-23,10-30,11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

THELMA LAZARUS
DAVID LAZARUS
1836 Metzertott Road,
Unit #623 & PS P-69
Hyattsville, MD 20783

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-15648**

Notice is hereby given this 10th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1836 Metzertott Road, Unit #623 & PS P-69, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$60,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114436 (10-23,10-30,11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JOSEPH KELLIEBREW
ALICE KELLIEBREW
3804 Brown Station Road
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-13565**

Notice is hereby given this 8th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3804 Brown Station Road, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114431 (10-23,10-30,11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JAMES T. SEGER
LISA M. SEGER
2505A Kent Town Place
Landover, MD 20785

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-15587**

Notice is hereby given this 10th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2505A Kent Town Place, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$138,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114434 (10-23,10-30,11-6)

LEGALS

NOTICE

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

Plaintiffs

vs.

Maria D. Montiel aka
Maria O. Montiel aka
Maria O. Monteil aka
Maria O. Moneteil and
Alis Orellana aka
Alis Saul Orellana

Defendants

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

CIVIL NO. CAEF 14-15478

ORDERED, this 23rd day of October, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4717 Akron 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 24th day of November, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 24th day of November, 2014, next.

The report states the amount of sale to be \$143,724.39.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114584 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DUANE A. AKUFFO
AARON J. MONTGOMERY
MANDEL D. STANFORD
7521 Riverdale Road, Unit #1978
New Carrollton IRTA
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-13474**

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7521 Riverdale Road, Unit #1978, New Carrollton IRTA, Hyattsville, MD 20784 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$22,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114488 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SONELI BHADRA FKA
SONELI BYRD
7946 Lakecrest Drive
Unit #7946
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-13475**

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7946 Lakecrest Drive, Unit #7946, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$186,926.10.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114564 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MARCIAL FERNANDO CARPIO
3450 Toledo Terrace
Unit #310
Hyattsville, MD 20782

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-11955**

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3450 Toledo Terrace, Unit #310, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$54,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114649 (11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

THOMAS H. SEARS, JR.
10302 Lord Nelson Street
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-17908**

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10302 Lord Nelson Street, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$289,206.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114565 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

STEVEN J. FAISON, SR. AKA
STEVEN FAISON
6905 Loch Raven Road
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-18102**

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6905 Loch Raven Road, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$153,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114567 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

NATHANIEL W. HARRIS, JR.
BRENDA D. HARRIS
1407 Skipjack Drive
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-13746**

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1407 Skipjack Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014.

The report states

LEGALS

The Prince George's Post
 Call 301-627-0900 or Fax 301-627-6260
 Have a Very Safe Weekend

LEGALS

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

WAYNE ALAN
 6010 Westchester Park Drive,
 Unit #302 IRTA 6010 Westchester
 Park Drive, College Park, MD
 20740

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-22142

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6010 Westchester Park Drive, Unit #302 IRTA 6010 Westchester Park Drive, College Park, MD 20740, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$107,000.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114569 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

MATTIE COX
 1723 Taylor Avenue
 Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-20922

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1723 Taylor Avenue, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$265,919.36.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114570 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

GLEND A MELENDEZ FLORES
 ERICK ENRIQUE ACOSTA-HERNANDEZ
 2614 Lackawanna Court
 Adelphi, MD 20783

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-20064

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2614 Lackawanna Court, 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 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$238,000.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114572 (10-30,11-6,11-13)

NOTICE

IN THE MATTER OF:
Ishmael Sparrow Fountain

FOR THE CHANGE OF NAME TO:
Ishmael Sparrow Kafele

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-29612

A Petition has been filed to change the name of (Minor Child) Ishmael Sparrow Fountain to Ishmael Sparrow Kafele.

The latest day by which an objection to the Petition may be filed is November 24, 2014.

Marilynn M. Bland
 Clerk of the Circuit Court for Prince George's County, Maryland
 114609 (11-6)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

ROBERT W. WHITE AKA
 ROBERT WILLIAM WHITE
 LINDA WHITE
 8601 Vistula Drive
 Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-11735

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8601 Vistula Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$263,000.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114487 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

JUANANEZ HAWKINS
 900 Cornish Street
 Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-24908

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 900 Cornish Street, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$225,000.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114571 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

IRENE PEACE
 QUEEN E. HARRIS AKA
 QUEEN HARRIS
 515 Drum Avenue
 Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-15616

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 515 Drum Avenue, 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 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$111,000.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114551 (10-30,11-6,11-13)

NOTICE

IN THE MATTER OF:
Ethan A Thompson

FOR THE CHANGE OF NAME TO:
Ethan A Simmonds

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-29634

A Petition has been filed to change the name of (Minor Child) Ethan A Thompson to Ethan A Simmonds.

The latest day by which an objection to the Petition may be filed is November 24, 2014.

Marilynn M. Bland
 Clerk of the Circuit Court for Prince George's County, Maryland
 114610 (11-6)

LEGALS

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

RAYKISHA MULLEN
 3226 28th Parkway
 Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-04154

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3226 28th Parkway, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$155,000.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114486 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

LATTISSIA D. PURVIS
 7200 G Street
 Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-15586

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7200 G Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$92,000.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114489 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

HEYDE CANO
 ISRAEL CORAES
 6109 Auth Road
 Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00332

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6109 Auth Road, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure 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
 114491 (10-30,11-6,11-13)

NOTICE

IN THE MATTER OF:
Nakia Sedzro

FOR THE CHANGE OF NAME TO:
Nakia Leach-Sedzro

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-29638

A Petition has been filed to change the name of Nakia Sedzro to Nakia Leach-Sedzro.

The latest day by which an objection to the Petition may be filed is November 24, 2014.

Marilynn M. Bland
 Clerk of the Circuit Court for Prince George's County, Maryland
 114611 (11-6)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

GAZELLE MARIA ROBINSON
 5924 Ottawa Street
 Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-22136

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5924 Ottawa Street, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$103,600.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114574 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

MARTHA B. YOUNG
 11200 Kettering Place
 Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-15590

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11200 Kettering Place, 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 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$323,000.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114490 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
 Plaintiffs

vs.

MILDRED L. HUNTER
 JOHN R. HUNTER
 1118 Chapelwood Lane
 Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-00332

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1118 Chapelwood Lane, 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 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$54,400.00.

MARILYNN M. BLAND
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Marilynn M. Bland, Clerk
 114493 (10-30,11-6,11-13)

NOTICE

IN THE MATTER OF:
Cyan LeeMarie Madison

FOR THE CHANGE OF NAME TO:
Cyan LeeMarie Zeledon

In the Circuit Court for Prince George's County, Maryland Case No. CAE 14-29493

A Petition has been filed to change the name of (Minor Child) Cyan LeeMarie Madison to Cyan LeeMarie Zeledon.

The latest day by which an objection to the Petition may be filed is November 24, 2014.

Marilynn M. Bland
 Clerk of the Circuit Court for Prince George's County, Maryland
 114612 (11-6)

LEGALS

ADVERTISEMENT

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal #	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S15-006	Snow & Ice Control Services for Office of Central Services	Pre-Bid Conference: 11/13/2014 at 10:00 am at 3415 N. Forestedge Road Forestville, MD 20747	\$5.50
Bid Opening: 12/4/2014 at 3:00 p.m.			

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—
Rushern L. Baker, III
County Executive

114654 (11-6)

**THE PRINCE
GEORGE'S POST**
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**

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

**605 PITT LANE
FOREST HEIGHTS, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Abu-Khalid Bostick aka Abu-Khalid K. Bostick and Sondra L. Campbell, dated January 14, 2003, and recorded in Liber 16836 at folio 503 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

**NOVEMBER 18, 2014
AT 9:25 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.32% 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 # 2013-39995)

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

114526 (10-30,11-6,11-13)

LEGALS

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

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

**5217 58TH AVENUE
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from Kenneth William Thomas, dated April 24, 2009, and recorded in Liber 30589 at folio 438 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

**NOVEMBER 18, 2014
AT 9:26 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer 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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2010-07269)

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

114527 (10-30,11-6,11-13)

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

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

**12331 EUGENES PROSPECT DRIVE
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Dean C Phillips aka Dean C A Phillips and Michelle H Phillips, dated June 15, 2007, and recorded in Liber 28115 at folio 686 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

**NOVEMBER 18, 2014
AT 9:32 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 \$70,000.00 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 # 2013-34431)

FRONT FOOT BENEFIT

Subject to the payment of deferred water and sewer facilities charges in the amount of \$476.64 due and payable on the 1st day of January for a period of 23 years.

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

114532 (10-30,11-6,11-13)

LEGALS

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

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

**1709 APPLE BLOSSOM COURT
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Eyaya Zeleke and Yeshi Zeleke, dated June 18, 2003, and recorded in Liber 18354 at folio 641 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

**NOVEMBER 18, 2014
AT 9:27 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 5.375% 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 # 2013-48931)

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

114528 (10-30,11-6,11-13)

LEGALS

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

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

**9200 EDWARDS WAY # 1012
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Imali G Mudavadi, dated November 16, 2007, and recorded in Liber 29089 at folio 419 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

**NOVEMBER 18, 2014
AT 9:29 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole 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 7.875% 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 # 2012-26777)

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

114530 (10-30,11-6,11-13)

IT PAYS TO ADVERTISE!
The Prince George's Post
Call Brenda Boice at 301 627 0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7035 PALAMAR TERRACE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Olu-benga Ajayi, dated May 30, 2006, and recorded in Liber 26467 at folio 594 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

NOVEMBER 18, 2014
AT 9:28 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 9.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2013-42023)

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

114529 (10-30,11-6,11-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10245 T4 PRINCE PLACE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Shirley T. Carpenter, dated May 23, 2009, and recorded in Liber 31375 at folio 465 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

NOVEMBER 18, 2014
AT 9:36 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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2012-27905)

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

114535 (10-30,11-6,11-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3406 SPRINGDALE AVENUE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Larry James Randolph and Arthur Sanders Jr, dated October 24, 2006, and recorded in Liber 26639 at folio 150 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

NOVEMBER 18, 2014
AT 9:30 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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2012-34209)

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

114531 (10-30,11-6,11-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2215 CONGRESBURY PLACE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Dewana C King, dated December 28, 2011, and recorded in Liber 33248 at folio 578 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

NOVEMBER 18, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2012-34345)

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

114598 (10-30,11-6,11-13)

LEGALS**NOTICE**

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

Substitute Trustees,
Plaintiffs

vs.

THOMAS E MARCOS, JR.
SUSAN G MARCOS
13116 12th Street
Bowie, MD 20715

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 13-15699

Notice is hereby given this 23rd day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13116 12th Street, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 24th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$364,466.00

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
114592 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JAMES D. THOMAS, SR AKA
JAMES D. THOMAS
7009 Wildrose Court
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-11849

Notice is hereby given this 23rd day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7009 Wildrose Court, 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 24th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 24th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$285,907.98.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
114589 (10-30,11-6,11-13)

LAW OFFICES

GOOZMAN, BERNSTEIN & MARKUSKI

9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480
(410) 792-0075

**MORTGAGE ASSIGNEE'S SALE
Case No. CAEF 14-24113**

Of Valuable Improved Real Estate
located in Prince George's County, MD
at 353 Main Street
Laurel, Maryland 20707

Under and by virtue of a Power Of Sale contained in a certain Mortgage from Frank Burris Holden to William L. Miles, Jr. and Ruth Ann Miles, Mortgages, dated August 30, 2010, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 32017, at Folio 352, docketed for foreclosure in Civil No. CAEF14-24113, the holder of the indebtedness secured by the Mortgage having assigned Martin L. Gozman as Mortgage Assignee by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Mortgage Assignee will offer for sale at public auction at the Main Street entrance to the Duval Wing of the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland 20772, on

WEDNESDAY, NOVEMBER 12, 2014
AT 11:00 A.M.

all that Property described in the said Mortgage as follows:

All that property situate in Prince George's County, State Of Maryland and being described as follows:

Being assessed as Lot 14(39) Laurel.

Beginning at a point on the Northerly side of Main Street in said town at a distance of fifty (50) feet westerly from the corner formed by the intersection of the northerly line of Main Street, with the westerly line of "C" Street, said point being the end of the first line of Lot No. 1 in Square No. 4 in the subdivision made by William Eden, and running with and bounding on the north side of Main Street north fifty-six and one-fourth (56 1/4) degrees west fifty (50) feet, thence at right angles with Main Street north thirty-three and three-fourths (33 3/4) degrees east one hundred and fifty (150) feet, more or less to any alley twenty (20) feet wide, thence with and bounding on the south side of said alley with the use thereof in common south fifty-six and one-fourth (56 1/4) degrees east fifty (50) feet, more or less, to the westerly line of Lot No. 12, thence with said line of said lot south thirty-three and three-fourth (33 3/4) degrees west one hundred and fifty (150) feet, more or less, to the place of beginning.

Parcel Identifier: 10-1115286

Said Property is improved by a building containing three (3) commercial stores on the first level, a residential unit on the second level and a repair garage in the rear of the building.

The Property will be sold in "AS-IS" condition, subject to all conditions, restrictions, easements, covenants, rights-of-way and agreements of record affecting the Property, and subject to whatever an accurate survey or inspection of the Property would disclose, without any express or implied warranty of any kind.

A deposit of \$20,000.00 cash, certified or cashier's check, payable to the undersigned Mortgage Assignee, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 5.00% per annum from the date of sale to the date of delivery of payment to the Mortgage Assignee. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Mortgage. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser.

The Property is sold subject to the right of any persons in possession of all or any part of the Property under recorded or unrecorded leases or rights of occupancy, if any. Purchaser shall be responsible for obtaining possession of the Property.

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Mortgage Assignee in his sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

The Mortgage Assignee is not liable, individually or otherwise, for any reason. If title to the Property is not or cannot be transferred consistent with the terms hereof for any reason, the Mortgage Assignee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Mortgage Assignee at law or in equity.

MARTIN L. GOOZMAN,
Mortgage Assignee

114441

(10-23,10-30,11-6)

THE PRINCE GEORGE'S POST
Call 301-627-0900
Fax 301-627-6260
SUBSCRIBE TODAY!

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

Andrew W. Dyer, Esq.
14746 Main Street
P.O. Box 69
Upper Marlboro, MD 20773
301-627-8707

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET L. SAVITSKY

Notice is given that Theodore Efantis whose address is 3131 Hunting Creek Road, Huntingtown, MD 20639 was on October 28, 2014 appointed personal representative of the estate of Margaret L. Savitsky who died on August 18, 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 28th day of April, 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.

THEODORE EFANTIS
Personal Representative

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

Estate No.98124
114628 (11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ROBIN R. BROWN A/K/A
ROBIN BROWN
2013 Colebrooke Drive
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 13-00394**

Notice is hereby given this 29th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2013 Colebrooke Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$192,500.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114639 (11-6,11-13,11-20)

File: PG13- 4191

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

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013,
LLC,

Plaintiff

vs.

Ronnie L. Reid, Bernadine L. Reid, Branch Banking and Trust Company, Carletta M. Grier, Trustee, William K. Smart, Trustee, Virginia S. Inzer, Trustee, Jeffrey B. Fisher, Trustee, Doreen A. Strothman, Trustee, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

118 JOYCETON WAY, UPPER MARLBORO, MD 20774 and described as Account No. 1495902 in District 13 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 14-29073**

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

of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceeding.

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

It is thereupon this 22nd day of October, 2014 by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 14th day of November, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 23rd day of December, 2014 and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
114603 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GREGORY CUMMINGS
ANGELA TRIPP
500 Goldleaf Avenue
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-17924**

Notice is hereby given this 21st day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 500 Goldleaf Avenue, 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 21st day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$209,044.45.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114600 (10-30,11-6,11-13)

Deborah M. Beers, Esq.
Buchanan Ingersoll & Rooney, PC
1700 K Street, NW Suite 300
Washington, DC 20006
202-452-7919

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVES

NOTICE IS GIVEN that the Superior Court of Washington, DC appointed Elaine G. Miller whose address is 4417 Garfield Street, NW, Washington, DC 20007 and Elise G. Lefkowitz whose address is 1824 Phelps Pl, NW, Washington, DC 20008 as the Personal Representatives of the Estate of Estelle S. Gelman who died on October 23, 2009 domiciled in Washington, DC.

The Maryland resident agent for service of process is Steven G. Friedman whose address is 12205 Hickory Wood Court, Potomac, MD 20854.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

Prince George's County
All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative 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 foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

ELAINE G. MILLER
ELISE G. LEFKOWITZ
Foreign Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773

Estate No.97605
114602 (10-30,11-6,11-13)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SALVADOR SANCHEZ
ELVIRA ZAVALA
13024 Blairmore Street
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-09364**

Notice is hereby given this 23rd day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13024 Blairmore Street, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 24th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$229,500.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114590 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SELENA L. GREENE AKA
SELENA L. GREEN
404 Brightseat Road
Landover, MD 20785

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-05744**

Notice is hereby given this 23rd day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 404 Brightseat Road, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 24th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$160,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114591 (10-30,11-6,11-13)

THE PRINCE GEORGE'S POST

Call 301-627-0900
Fax 301-627-6260

SUBSCRIBE TODAY!

COUNTY COUNCIL HEARINGS

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

WEDNESDAY, NOVEMBER 12, 2014

COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

12:00 P.M.

Notice is hereby given that on Wednesday, November 12, 2014, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-18-2014 (DR-2) - AN ACT CONCERNING GROCERY STORE TAX CREDIT for the purpose of establishing a tax credit for real property that is used for a grocery store located in an economically disadvantaged or underserved area.

CB-57-2014 (DR-2) - AN ACT CONCERNING TUITION ASSISTANCE PROGRAM for the purpose of revising the County's Tuition Assistance Program to provide additional educational benefits to further the development and growth of County employees; establishing a Tuition Assistance Fund; specifying the purposes and uses of the Fund; providing for the financing and administration of the Fund, and generally relating to tuition assistance.

CB-62-2014 (DR-2) - AN ACT CONCERNING PROPERTY STANDARDS PENALTIES for the purpose of generally increasing penalties for repeated property standards violations, making such penalties mandatory for properties subject to foreclosure, and making such penalties ineligible for reduction.

CB-63-2014 - AN ACT CONCERNING RESIDENTIAL LEASES - SECURITY DEPOSITS for the purpose of altering the interest rate paid on a security deposit under a residential lease at the end of a tenancy; altering the time for mailing a certain notice; providing for a delayed effective date; and generally relating to the interest paid on security deposits under residential leases.

CB-67-2014 (DR-2) - AN ACT CONCERNING LOCAL ECONOMIC OPPORTUNITY for the purpose of enhancing the County's economic development by expanding the applicability of procurement assistance for County-based minority businesses, County-based businesses, and minority businesses; establishing a "County-located business" certification; and prescribing requirements and assistance for certified County-located businesses.

CB-76-2014 - AN ACT CONCERNING AIR CONDITIONING, REFRIGERATION AND HEATING SERVICING for the purpose of repealing provisions of the County Code pertaining to Air Conditioning, Refrigeration and Heating Servicing at the Department of the Environment to comport with State law for functions which are handled by the Maryland Department of Labor, Licensing and Regulation (DLLR).

CB-77-2014 - AN ACT CONCERNING THE PERSONNEL LAW for the purpose of amending provisions of the Personnel Law so that the leave year for annual, sick, military and personal leave will be for a common period that will begin January 1 and end December 31, which is the same as the calendar year, and allow for leave to be taken in increments of one-quarter (1/4) hour.

CB-85-2014 - AN ACT CONCERNING HUMAN RELATIONS COMMISSION for the purpose of increasing the caps on compensatory damages awarded and civil fines imposed by the Human Relations Commission for civil rights violations; expanding the imposition of civil fines to any civil rights violations enumerated under Subtitle 2, Division 12 of the County Code; and granting the Commission the authority to negotiate and collect the payments of civil fines and assessments as part of the conciliation procedure.

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
114556

(10-30,11-6)

The Prince George's Post Newspaper

Call

301-627-0900

or

Fax

301-627-6260

Have

a

Very

Safe

Weekend

LEGALS

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

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

**13820 CAPTAIN MARBURY LANE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Allison J Hall, dated July 28, 2006, and recorded in Liber 25818 at folio 591 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**NOVEMBER 18, 2014
AT 9:15 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.125% 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 # [14-603328](#))

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

114518 (10-30,11-6,11-13)

LEGALS

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

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

**13117 LARKHALL CIRCLE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Abayomi Emiabata and Janice Emiabata, dated February 16, 2006, and recorded in Liber 24473 at folio 757 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

**NOVEMBER 18, 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 \$47,000.00 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 7.84% 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 # [2012-28291](#))

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

114519 (10-30,11-6,11-13)

LEGALS

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

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

**1918 RUATAN STREET
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Dilber A Portillo Vasquez aka Dilber P Vasquez aka Dilber Portillo Vasquez aka Dilber Portillo, dated March 20, 2008, and recorded in Liber 29712 at folio 321 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

**NOVEMBER 18, 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 \$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 # [2012-27454](#))

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

114509 (10-30,11-6,11-13)

LEGALS

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

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

**4330 STOCKPORT WAY
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Michael J Davidson and Anitra Davidson, dated October 21, 2005, and recorded in Liber 23736 at folio 330 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

**NOVEMBER 18, 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.

Subject to the payment of Deferred Water and Sewer Facilities Charges in the monthly amount of \$10.84 due on the 1st of each month in each and every year.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6% 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 # [2012-27249](#))

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

114521 (10-30,11-6,11-13)

LEGALS

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

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

**15706 PENN MANOR LANE
BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Joseph Garcia, dated March 13, 2009, and recorded in Liber 31361 at folio 344 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

**NOVEMBER 18, 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 discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # [2011-11202](#))

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

114522 (10-30,11-6,11-13)

LEGALS

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

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

**12200 BIRCHVIEW DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Latonya Harris, dated April 23, 2010, and recorded in Liber 31706 at folio 197 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

**NOVEMBER 18, 2014
AT 9:23 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 5.125% 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 # [2013-36396](#))

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

114524 (10-30,11-6,11-13)

**THE
PRINCE GEORGE'S
POST**

To Subscribe



**CALL
301.627.0900
email brendappg@gmail.com**

Subscription price is \$15 a year.

Give us your contact information—

Name and Address

We accept Visa and MC

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**
6905 17TH AVENUE
ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust from John L. Anderson and Marie Anderson, dated December 3, 2010 and recorded in Liber 32320, Folio 490 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,780.00, and an original interest rate of 5.060%, 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 **NOVEMBER 10, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$32,000.00 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.

Richard E. Solomon, Richard J. Rogers, Edward S. Cohn,
Stephen N. Goldberg, 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

114440 (10-23,10-30,11-6)

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY**
225 SENECA DRIVE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Roxann Brown, dated March 26, 1993 and recorded in Liber 8718, Folio 543 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$82,676.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 10, 2014 AT 11:00 AM.**

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

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

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

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

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

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

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

114437 (10-23,10-30,11-6)

LEGALS

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

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

6303 SNOW CHIEF COURT
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Michael P. Ford, Jr., Candace N. Ford and Mary R. Morgan, dated October 31, 2007 and recorded in Liber 28999, Folio 185 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$636,585.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 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 **NOVEMBER 18, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$58,000.00 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

114505 (10-30,11-6,11-13)

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

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

8300 CHESTNUT AVENUE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Connie Wilson aka Constance Lee Wilson, dated August 14, 2007 and recorded in Liber 28466, Folio 597 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 18, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$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

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

114502 (10-30,11-6,11-13)

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**

1212 DRUM AVENUE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Rosalind Thompson and Herman Washington, Jr., dated May 8, 2006 and recorded in Liber 25456, Folio 236 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,000.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 18, 2014 AT 11:00 AM.**

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

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

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

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

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

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

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

114503 (10-30,11-6,11-13)

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**

4409 ROMLON ST., UNIT #201
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated June 27, 2006 and recorded in Liber 25788, Folio 537 among the Land Records of Prince George's Co., MD, with an original principal balance of \$152,000.00 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

NOVEMBER 18, 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 described as Unit numbered 201, in Phase numbered 1, in building numbered 6 and being part of the premises numbered 4409 Romlon Street in "Montpelier Village Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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

114550 (10-30,11-6,11-13)

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

**316 MEADOW WAY
HYATTSVILLE A/R/T/A LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated April 28, 2006 and recorded in Liber 25041, Folio 356 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 7.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 12, 2014 AT 11:21 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as follows: LOT NUMBERED EIGHTY-THREE (83), IN BLOCK LETTERED "D", IN THE SUBDIVISION KNOWN AS "LOTS 38-45, BLOCK A; LOTS 64-91, BLOCK B, THE MEADOWS OF MANOR FARM, RESUBDIVISION OF PARCEL "F" BLOCKS A, H, I, J AND L, BLOCK B, THE MEADOWS OF MANOR FARM, RESUBDIVISION OF PART OF PARCEL "A" OF MANOR FARM", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP126, PLAT 53.

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 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 AUCTIONS, INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

114453 (10-23,10-30,11-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**5705 WESTGATE ROAD
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Anthony Nosika, dated December 28, 2007, and recorded in Liber 29294 at folio 677 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

**NOVEMBER 18, 2014
AT 9:00 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of 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 # 2012-28613)

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

114506 (10-30,11-6,11-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**11303 MARY CATHERINE DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Jeanette K Kelly, dated March 26, 2008, and recorded in Liber 29533 at folio 580 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

**NOVEMBER 18, 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 \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of 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 # 2012-27195)

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

114507 (10-30,11-6,11-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1203 WHITE WAY
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Kenneth G Atkinson, dated October 31, 2008, and recorded in Liber 30180 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

**NOVEMBER 18, 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 \$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 6% 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 # 14-601034)

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

114508 (10-30,11-6,11-13)

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

PRIVATE FRONT FOOT BENEFIT CHARGES

Subject to the payment of deferred water and sewer facilities charges/private FFBC in the amount of \$516.00 per year in annual installments over a period of twenty-three (22) years, according to Deed and Agreement recorded among the Land Records of Prince George's, Maryland in Liber 15727 at folio 429.

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1311 RING BILL LOOP
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Tasha M. Wilson a.k.a. Tasha A. Wilson aka Tasha Marchelle Wilson, dated July 25, 2005, and recorded in Liber 23014 at folio 223 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

**NOVEMBER 18, 2014
AT 9:05 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 2011-10692)

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

114510 (10-30,11-6,11-13)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GERALD J. NOWICKI
MARY T. NOWICKI
10106 Phoebe Lane
Hyattsville, MD 20783

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-20308

Notice is hereby given this 29th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10106 Phoebe Lane, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$231,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114640 (11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

BERNARD THOMAS COOKE
MARYMELE COOKE
820 Clovis Avenue
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-17821

Notice is hereby given this 29th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 820 Clovis Avenue, 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 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$55,283.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114641 (11-6,11-13,11-20)

**Don't Keep it a Secret!
It Pays to Advertise in
The Prince George's Post
Call 301 627 0900**

LEGALS

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

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

**1204 WENTWORTH DRIVE
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Victor A. Morales Rodriguez aka Rodriguez Victor A. Morales, dated December 11, 2009, and recorded in Liber 31423 at folio 119 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

NOVEMBER 18, 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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 # 2012-30358)

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

114512 (10-30,11-6,11-13)

LEGALS

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

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

**7202 G STREET
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Tara J Tolbert, dated December 7, 2007, and recorded in Liber 29577 at folio 217 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

NOVEMBER 18, 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 \$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 # 2013-38539)

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

114513 (10-30,11-6,11-13)

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.**

**12716 HOLIDAY LANE
BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Lonnie M Smith and Chiffon S Smith, dated April 23, 2008, and recorded in Liber 29752 at folio 647 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

NOVEMBER 18, 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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-28422)

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

114514 (10-30,11-6,11-13)

LEGALS

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

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

**11517 BENNINGTON DRIVE
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Michelle D Sloan and Eddie A Sloan, dated June 13, 2007, and recorded in Liber 29063 at folio 260 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

NOVEMBER 18, 2014

AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.625% 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 # 2012-22538)

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

114533 (10-30,11-6,11-13)

LEGALS

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

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

**13220 FOX BOW DRIVE #106
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Beverly J Jackson and Joseph E Jackson III, dated October 30, 2008, and recorded in Liber 30213 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 Marlboro, Maryland 20772, on

NOVEMBER 18, 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 5.875% 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 # 2013-36298)

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

114516 (10-30,11-6,11-13)

LEGALS

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

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

**3612 28TH PARKWAY
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Cressie M Fraiser, dated August 28, 2006, and recorded in Liber 26874 at folio 722 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

NOVEMBER 18, 2014

AT 9:13 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 2012-29840)

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

114517 (10-30,11-6,11-13)

**Don't Keep a Secret!
It Pays to Advertise in
The Prince George's Post
Call 301-627-0900**

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

**1122 IAGO AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 29, 2007 and recorded in Liber 29262, Folio 239 among the Land Records of Prince George's Co., MD, with an original principal balance of \$169,000.00 and an original interest rate of 7.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 12, 2014 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. 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

114445 (10-23,10-30,11-6)

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

**13506 LORD STERLING PL.
A/R/T/A 13506 LORD STERLING PL., UNIT #7-6
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated March 30, 2006 and recorded in Liber 26638, Folio 239 among the Land Records of Prince George's Co., MD, with an original principal balance of \$190,950.00 and an original interest rate of 6.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 12, 2014 AT 11:16 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 7-6, Phase V, "Lords Landing Village Condominium" and more fully described in the aforesaid Deed of Trust.

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

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

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

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

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

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

114448 (10-23,10-30,11-6)

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

**4602 HIDDEN PINE LA.
A/R/T/A 4602 HIDDEN PINES LA.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated August 23, 2006 and recorded in Liber 25917, Folio 244 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 6.0% 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

NOVEMBER 12, 2014 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$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

114446 (10-23,10-30,11-6)

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

**10778 CASTLETON TURN
I/R/T/A 10778 CASTLETON
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 8, 2004 and recorded in Liber 20687, Folio 85 among the Land Records of Prince George's Co., MD, with an original principal balance of \$334,500.00 and an original interest rate of 1.59% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 12, 2014 AT 11:17 AM

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

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

114449 (10-23,10-30,11-6)

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

**3202 LASSIE AVE.
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated February 14, 2007 and recorded in Liber 28371, Folio 619 among the Land Records of Prince George's Co., MD, with an original principal balance of \$255,000.00 and an original interest rate of 8.75% 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

NOVEMBER 12, 2014 AT 11:15 AM

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

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

114447 (10-23,10-30,11-6)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2037 SOUTH ANVIL LANE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Michael Fair, dated October 30, 2006 and recorded in Liber 26499, Folio 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,875.00, and an original interest rate of 0.25000%, 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 **NOVEMBER 18, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

114504 (10-30,11-6,11-13)

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

6913 23RD PL.
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated November 20, 2009 and recorded in Liber 31280, Folio 309 among the Land Records of Prince George's Co., MD, with an original principal balance of \$122,300.00 and an original interest rate of 4.87500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 25, 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

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

114618 (11-6,11-13,11-20)

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

13900 FARNSWORTH LA., UNIT # 4101
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 14, 2006 and recorded in Liber 28179, Folio 203 among the Land Records of Prince George's Co., MD, with an original principal balance of \$177,000.00 and an original interest rate of 6.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 25, 2014 AT 11:27 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 4101 in Phase 4, in the Horizontal Property Regime known as "Phase 4 Normandy Place 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. 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

114620 (11-6,11-13,11-20)

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

1965 S. ADDISON RD.
A/R/T/A 1965 ADDISON RD.
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated April 23, 2008 and recorded in Liber 29676, Folio 465 among the Land Records of Prince George's Co., MD, with an original principal balance of \$189,043.00 and an original interest rate of 6.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 25, 2014 AT 11:26 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 1965 group V in the "Old Towne Village Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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

114619 (11-6,11-13,11-20)

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

6701 MIDDLEFIELD RD.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006 and recorded in Liber 26082, Folio 372 among the Land Records of Prince George's Co., MD, with an original principal balance of \$327,900.00 and an original interest rate of 2.87500% 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

NOVEMBER 25, 2014 AT 11:28 AM

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

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, 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

114621 (11-6,11-13,11-20)

LEGALS

NOTICE

IN THE MATTER OF:
Temitope Adedolapo Fasusi

FOR THE CHANGE OF
NAME TO:
Temitope Olorunfemi Adedolapo

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 14-29505

A Petition has been filed to change the name of Temitope Adedolapo Fasusi to Temitope Olorunfemi Adedolapo.

The latest day by which an objection to the Petition may be filed is November 24, 2014.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
114613 (11-6)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LLOYD HOOKS, II
10701 Black Locust Court
Clinton, MD 20735-9707

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 13-02544

Notice is hereby given this 20th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10701 Black Locust Court, Clinton, MD 20735-9707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of November, 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 20th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$350,000.00.

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

114554 (10-30,11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

KYLE YELVERTON
KARLA MONROE YELVERTON
5402 Fords Endeavor Drive
Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-00334

Notice is hereby given this 29th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5402 Fords Endeavor Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$447,837.00.

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

114642 (11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

EMMANUEL ADESANYA
7507 Taylor Street
irta 7507 Taylor Street, Unit 1
Landover Hills, MD 20784

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-08146

Notice is hereby given this 23rd day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7507 Taylor Street, irta 7507 Taylor Street, Unit 1, Landover Hills, MD 20784 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 24th day of November, 2014.

The report states the purchase price at the Foreclosure sale to be \$183,633.00.

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

114588 (10-30,11-6,11-13)

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
November 25, 2014

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

TRANSFER

Dante Antonioni, Resident Agent/Member, Del C. Sherma, Member for a Class B, Beer, Wine and Liquor License for the use of Annapurna, LLC, t/a Bella, 7423 Van Dusen Road, Laurel 20707 transfer from Pasta Nostra, Inc, t/a Pasta Nostra, Ajay Kartik Aggarwal, President/Treasurer, Dante Antonioni, Secretary.

Kathryn A. Nuzback, Owner, Richard C. Nuzback, Owner for a Class B, Beer, Wine and Liquor License for the use of, t/a Nuzback's Restaurant and Bar, 14405 Baltimore Avenue, Laurel 20707 transfer from Nuzback's Restaurant and Bar, Peter Nuzback, Kathryn A. Nuzback, Owner.

Shi Lan Jiang, President, Jamal Browder, Shareholder for a Class B, Beer and Wine License for the use of B.B 365, Inc., t/a Osaka Restaurant, 8855 Greenbelt Road, Greenbelt, 20770 transfer from Osaka Restaurant Inc., Osaka Restaurant, Yong Mun Kang, President, Kyung Hyun Lee, Secretary/Treasurer.

TRANSFER OF LOCATION

Pyong Sul Yu, President/Secretary/Treasurer for a Class A, Beer and Wine License for the use of C.S. YU, Incorporated, t/a Two Thousand Mart, 5950 Martin Luther King Highway, Seat Pleasant, 20743 transfer of location from PSY, LLC, t/a Paul's, 513 Eastern Avenue, Fairmount Heights, 20743, Ae Sook Yu, Authorized Person, Managing Member.

Ae Sook Yu, Authorized Person/Managing Member for a Class D, Beer License for the use of PSY, LLC, t/a Paul's, 513 Eastern Avenue, Fairmount Heights, 20743 transfer of location from C.S. YU, Incorporated, t/a Two Thousand Mart, 5950 Martin Luther King Highway, Seat Pleasant, 20743, Pyong Sul Yu, President/Secretary/Treasurer.

Dana M. Lee, President/Owner for a Class B, Beer and Wine License for the use of DKL Investments, Inc., t/a Backyard Sports Grill, 7313 A-B Baltimore Avenue, College Park, 20740 transfer of location from Di-Battista-Desimone, Inc., t/a C.J. Ferreri's, 14311 Baltimore Avenue, Laurel, 20707, Joseph DiBattista, President/Secretary/Treasurer.

NEW

Paulette Davis, Member, Desiene A. Cuff, Member for a new Class B, Beer and Wine License for the use of Caribbean Gardens, LLC, t/a Caribbean Gardens, 6331 New Hampshire Ave, Takoma Park, 20712.

John B. Panzone, Sr., Assistant Secretary, Zhuangfei Ni, Member, for a new B, Beer and Wine License for the use of Grand Buffet & Grill, Inc, t/a Grand Buffet & Grill, 9636 Fort Meade Road, Laurel, 20707.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, November 25, 2014. Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
September 29, 2014

114615 (11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

KRISTINA A. COLEMAN
2107 Orchard Place
Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-13562

Notice is hereby given this 23rd day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2107 Orchard Place, 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 24th day of November, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 24th day of November, 2014.

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

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

114586 (10-30,11-6,11-13)

LEGALS

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
11785 Beltsville Drive, 10th Floor
Calverton, Maryland 20705
(301) 572-7900

SUBSTITUTE TRUSTEES' SALE

OF VALUABLE, IMPROVED REAL ESTATE LOCATED AT
10675 CRAIN HIGHWAY SW, CHELTENHAM,
PRINCE GEORGE'S COUNTY, MARYLAND AND VALUABLE, UNIM-
PROVED REAL ESTATE LOCATED AT
10115 DANGERFIELD ROAD, CLINTON,
PRINCE GEORGE'S COUNTY, MARYLAND

By virtue of a power of sale conferred in a Purchase Money Deed of Trust and Security Agreement recorded at Liber 32198, folio 523, et seq., among the Land Records for Prince George's County, Maryland, (the "Deed of Trust"), from Bethel Deliverance Outreach Ministries, Inc., as Grantor, to Midgett S. Parker, Jr. and John L. Hollingshead, as Trustees, the noteholder having substituted and appointed the undersigned Substitute Trustees in the place and stead of the original Trustees, and default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees will offer for sale at public auction at the courthouse steps of the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland 20772 (Duval Wing entrance, located on Main Street), on:

NOVEMBER 25, 2014

AT 11:00 A.M.

All of the interest of the said Bethel Deliverance Outreach Ministries, Inc. in all that property described in said Deed of Trust as follows:

PARCEL I:

Being known and designated as Lot Numbered One (1) in the Subdivision known as "LOT 1, CORNERSTONE PEACEFUL BIBLE BAPTIST CHURCH" as per plat thereof recorded in Plat Book VJ 173 at Plat No. 49, among the Land Records of Prince George's County, Maryland. The improvements thereon being known as No. 10675 Southwest Crain Highway.

Property Address: 10675 SW Crain Highway, Cheltenham, Maryland 20623

Parcel/Tax ID No. 11-2946697

AND

PARCEL II:

ALL THAT PIECE, PARCEL OR TRACT OF LAND, LYING AND BEING IN THE SURRETT'S ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND DESCRIBED AS FOLLOWS IN ACCORDANCE WITH A SURVEY OF WALTON G. BANKS, INC. DATED APRIL 8, 1962, CONVEYED TO BENJAMIN V. JETT AND KAY E. JETT, HIS WIFE, BY DEED RECORDED AT LIBER 2708 PAGE 17 AMONG THE LAND RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIPE FOUND ON THE NORTHERLY SIDE OF THE PUBLIC ROAD KNOWN AS DANGERFIELD DIVE IN THE WESTERLY OUTLINE OF THE 27.82 ACRE TRACT OF WHICH THE PARCEL HEREIN IS A PORTION THEREOF, AND RUNNING WITH SAID WESTERLY OUTLINE (1) NORTH 11°08'26" EAST 755.85 FEET TO A PIPE SET, THENCE WITH THE DIVISION LINES NOW BEING ESTABLISHED (2) SOUTH 86°45'15" EAST 328.21 FEET TO A PIPE SET, (3) SOUTH 03°14'45" WEST 540.00 FEET TO A PIPE FOUND, (4) NORTH 86°45'15" WEST 208.71 FEET TO A PIPE FOUND, (5) SOUTH 03°14'45" WEST 208.71 FEET TO PIPE FOUND, THENCE (6) NORTH 86°45'15" WEST, ALONG THE NORTHERLY LINE OF DANGERFIELD DRIVE 223.18 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.5 ACRES, MORE OR LESS.

SAVING AND EXCEPTING THEREFROM ALL THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE SURRETT'S ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND AND DESCRIBED AS FOLLOWS IN ACCORDANCE WITH A SURVEY BY WALTON G. BANKS, INC. DATED OCTOBER 23, 1962 AS DESCRIBED IN A DEED RECORDED AT LIBER 2762, FOLIO 490 AMONG THE LAND RECORDS OF SAID COUNTY FROM BENJAMIN V. JETT AND KAY E. JETT, HIS WIFE, AND G. S. OURSLER, SR. TO WILLIAM R. ARNOLD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIPE, THE END OF THE THIRD LINE OF A DEED FROM CLARA A. ALLEN TO JETT AND WIFE, RECORDED IN LIBER 2708 AT FOLIO 17 FOR 5.5 ACRES, OF WHICH THIS PARCEL IS A PART, THENCE (1) N. 86°45'15" W. 208.71 FEET, WITH THE FOURTH LINE OF SAID DEED, TO AN IRON PIPE, THENCE WITH THE DIVISION LINES NOW BEING ESTABLISHED, (2) N. 03°14'45" EAST 104.36 FEET TO A PIPE SET, THENCE (3) S. 86°45'15" E. 208.71 FEET TO A PIPE SET, THENCE WITH A PART OF SAID THIRD LINE (4) S. 03°14'45" W. 104.36 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.5 ACRES, MORE OR LESS.

AND ALL THAT LOT OF GROUND, SITUATE, LYING AND BEING IN SURRETT'S DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A CEDAR TREE FOUND AT THE NORTHWEST CORNER OF THE 27.82 ACRE TRACT AS SURVEYED BY BEN DYER ASSOCIATES JUNE 22, 1953, THENCE LEAVING SAID CEDAR TREE AND RUNNING WITH THE WESTERLY OUTLINE OF THE 27.82 ACRE TRACT, (1) S. 11°08'26" W. 331.95 FEET TO AN IRON PIPE MARKING THE NORTHWEST CORNER OF THE TRACT OF LAND FORMERLY OWNED BY BENJAMIN V. JETT AND KAY E. JETT AND RECORDED AT LIBER 2708, FOLIO 17, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, THENCE LEAVING SAID IRON PIPE AND RUNNING (2) S. 86°45'15" E. 328.07 FEET (FORMERLY 328.21 FEET) TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF THE FORMER BENJAMIN V. AND KAY E. JETT PROPERTY, THENCE RUNNING FOR A NEW LINE OF DIVISION NOW BEING ESTABLISHED, (3) N. 03°14'45" R. 397.17 FEET TO A POINT IN THE NORTHERLY OUTLINE OF THE 27.82 ACRE TRACT, THENCE (4) S. 79°38'26" W. 290.63 FEET ALONG THE NORTHERLY OUTLINE TO THE POINT OF BEGINNING, CONTAINING 2.5260 ACRES, MORE OR LESS.

Property Address: 10115 Dangerfield Road, Clinton, Maryland 20735

Tax ID NO.: 09-3918638

The properties and any improvements thereon will be sold in AS IS, WHERE IS, condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, matters of record, governmental agency regulations, notices of violations of law or municipal ordinances, environmental conditions, prior liens of record, all matters that take priority over the Deed of Trust and rights of tenants and parties in possession, if any.

Parcel I is improved by a commercial building and will be sold subject to a prior deed of trust, the amount of which shall be announced at the time of sale.

Parcel II is unimproved land.

All descriptions of the subject properties have been obtained from material believed to be accurate, but no warranty is made, either express or implied, as to the accuracy of any such representations.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Substitute Trustees during the conduct of the sale, constitutes the Substitute Trustees' entire statement relative to the premises described herein and the terms and conditions upon which the premises shall be offered for sale. The Substitute Trustees reserve the unqualified right to withdraw the premises from sale at any time prior to the conclusion of the public auction. The highest bidder acknowledged by the Substitute Trustees shall be the successful Purchaser.

In the event of any dispute among the bidders, the Substitute Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there refuse all bids and to re-offer and resell the premises.

All cash with a deposit at the time of sale of One Hundred Thousand and NO/100 Dollars (\$100,000.00) for Parcel I, and a deposit of Twenty Thousand and NO/100 Dollars (\$20,000.00) for Parcel II, which deposit shall be in the form of cash, or certified or bank cashier's check issued payable to the order of the Substitute Trustees. The noteholder shall not be required to post a deposit. The Substitute Trustees reserve the right to pre-qualify any and all bidders and to require the posting by each bidder of a deposit which shall be refunded to the bidders at the close of bidding, except the successful purchaser.

In the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the deposit at the option of the Substitute Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Substitute Trustees to further avail themselves of additional legal or equitable remedies available.

LEGALS

At settlement, the balance of the purchase price over and above the retained deposit, with interest thereon currently at the rate of eight and one-quarter percent (8.25%) per annum, will be due in cash. Conveyance shall be by Substitute Trustees' Deed without covenant or warranty, express or implied. All loss or damage to the subject property from and after the date of sale will be at the sole risk of the successful purchaser. It shall be the purchaser's responsibility to obtain possession of the property in the event it is occupied.

Real property taxes, any and all public charges, regular and special assessments and front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser.

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified, or if for any reason the Substitute Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the purchaser shall have no further claim against the Substitute Trustees.

Any inquiries may be directed to the Substitute Trustees during normal business hours at the address and phone number listed herein.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale. **TIME IS OF THE ESSENCE FOR THE PURCHASER.**

Mark G. Levin, Kate P. Pruitt,
Substitute Trustees

114653

(11-6,11-13,11-20)

Law Offices
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

10016 Dakin Court, Cheltenham, MD 20623

By virtue of the power and authority contained in a Deed of Trust from LARRY J. HUDSON dated July 29, 2003 and recorded in Liber 18331 at Folio 722 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, NOVEMBER 21, 2014

AT 11:30 A.M.

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

LOT NUMBERED FIFTY-ONE (51) IN BLOCK LETTERED "H" IN THE SUBDIVISION KNOWN AS "ROLLING ACRES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK WWW 64 AT PLAT 20. BEING IN THE 11TH ELECTION DISTRICT.

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

TERMS OF SALE: A deposit of \$12,000.00 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 5.00% 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 DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

114627

(11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

BARBARA J. JOHNSON
5123 Cranmer Way
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-00399

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5123 Cranmer Way, 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 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$185,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
114647 (11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

IDA MAE ROBINSON
JOHN D. ROBINSON
9919 Park Street
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-20140

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9919 Park 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 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$265,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
114648 (11-6,11-13,11-20)

LEGALS

COUNTY COUNCIL HEARINGS

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

WEDNESDAY, NOVEMBER 19, 2014
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Wednesday, November 19, 2014, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-41-2014 – (DR-3) AN ACT CONCERNING BUILDING FEE WAIVER for the purpose of establishing a building fee waiver for certain not-for-profit organizations, and generally relating to building fee exemptions in Prince George's County.

CB-78-2014 (DR-2) - AN ACT CONCERNING ADMINISTRATION for the purpose of prohibiting certain employers from conducting a criminal background check or otherwise inquiring into an applicant's criminal record until the conclusion of a first interview; requiring certain employers to provide prior notice to an applicant or employee when taking an adverse action concerning the applicant's or employee's employment; providing for enforcement by the Executive Director of the Human Relations Commission; and generally regulating the use of criminal records in the hiring process by certain employer.

CB-79-2014 (DR-3) – AN ACT CONCERNING HUMAN TRAFFICKING – LODGING ESTABLISHMENTS - ROOM RENTAL for the purpose of prohibiting lodging establishments from renting rooms for certain rental periods; providing exceptions to certain rentals; providing for the enforcement of and penalties required pursuant to this Act; and generally relating to lodging establishment regulation in the County.

CB-80-2014 (DR-2) - AN ACT CONCERNING HUMAN TRAFFICKING – LODGING ESTABLISHMENTS - EMPLOYEE TRAINING for the purpose of requiring lodging establishments to provide certain employee training; requiring lodging establishments to perform annual employee training certification; and generally relating to lodging establishment regulation in the County.

CB-81-2014 (DR-2) - AN ACT CONCERNING MASSAGE ESTABLISHMENT LICENSING for the purpose of amending the County Code provisions for licensing of massage establishments, operators, managers and technicians to require certain information and generally related to licensing of massage establishments.

CB-82-2014 (DR-2) - AN ACT CONCERNING THE NUISANCE ABATEMENT BOARD for the purpose of amending the provisions concerning the administration and functions of the Prince George's County Nuisance Abatement Board.

CB-83-2014 AN ACT CONCERNING BUSINESSES AND LICENSES - CHILD CARE FACILITIES for the purpose of repealing provisions of the County Code pertaining to business licensing functions to comport with State law for functions which are handled by the Office of Child Care (OCC) in the Maryland State Department of Education.

CB-84-2014 (DR-2) - AN ACT CONCERNING CODE OF ETHICS for the purpose of amending the Code of Ethics in order to conform to State law, changing certain responsibilities to the Office of Ethics and Accountability, and changing the Board of Ethics reporting period.

CB-86-2014 AN ACT CONCERNING SUBTITLE 32 - WATER RESOURCES PROTECTION AND GRADING CODE for the purpose of amending the Rain Check Rebate Program, as enacted as part of CB-40-2012, by increasing the maximum lifetime rebate allowable to County property owners who install approved stormwater management practices, authorizing rebate disbursement prior to construction and expanding program eligibility for homeowners, condominium, and civic associations.

CB-87-2014 AN ACT CONCERNING THE COMMISSION FOR CHILDREN, YOUTH, AND FAMILIES for the purpose of amending provisions of the County Code relating to the composition of the Commission for Children, Youth, and Families.

CB-90-2014 (DR-2) - 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 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
114625

(11-6,11-13)

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

LEGALS

COUNTY COUNCIL HEARING

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

WEDNESDAY, NOVEMBER 19, 2014
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Wednesday, November 19, 2014 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-99-2014 - A RESOLUTION CONCERNING CONTRACT APPROVAL for the purpose of approving a multi-year public-private partnership agreement for the design, construction, management, operation and maintenance of up to 4,000 acres of County property comprising Prince George's County's Urban Stormwater Retrofit Program.

Those wishing to testify at this hearing 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
114626

(11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DARAYL DAVIS
8203 Weatherwood Court
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-13627

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8203 Weatherwood Court, 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 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$220,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114643 (11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GLORIA J. HAMM
3829 Saint Barnabas Road,
Unit #104
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-22101

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3829 Saint Barnabas Road, Unit #104, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$45,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114645 (11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

KATHELEEN TOOGOOD
10105 Thrift Road
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-09406

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10105 Thrift 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 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$371,884.47.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114644 (11-6,11-13,11-20)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WILTON BEALL DULEY, IV
12906 Duckettown Road
Laurel IRTA Bowie, MD 20708

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-20163

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12906 Duckettown Road, Laurel IRTA Bowie, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$92,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114646 (11-6,11-13,11-20)

LEGALS

NOTICE

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

Plaintiffs

vs.

Shirley A. Stewart

Defendant

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

CIVIL NO. CAEF 13-23262

ORDERED, this 29th day of October, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4003 Buck Creek 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 1st day of December, 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 1st day of December, 2014, next.

The report states the amount of 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

114635 (11-6,11-13,11-20)

NOTICE

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

vs.

Douglas M. Norris II

Defendant

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

CIVIL NO. CAEF 14-18160

ORDERED, this 29th day of October, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3607 Melrose Avenue, Forestville, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014, next.

The report states the amount of sale to be \$130,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

114636 (11-6,11-13,11-20)

NOTICE

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

vs.

Dominique Harrison and
Jennifer Fair

Defendants

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

CIVIL NO. CAEF 13-20872

ORDERED, this 29th day of October, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15418 Empress Way, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014, next.

The report states the amount of sale to be \$180,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

114637 (11-6,11-13,11-20)

NOTICE

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

vs.

Mildred Ward

Defendant

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

CIVIL NO. CAEF 14-22091

ORDERED, this 29th day of October, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8722 Grasmere Court, Unit 8722, 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 1st day of December, 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 1st day of December, 2014, next.

The report states the amount of sale to be \$85,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

114638 (11-6,11-13,11-20)

NOTICE

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

Plaintiffs

vs.

Judy R Bryant

Defendant

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

CIVIL NO. CAEF 13-37558

ORDERED, this 23rd day of October, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10411 Outlook Court, 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 24th day of November, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 24th day of November, 2014, next.

The report states the amount of sale to be \$211,750.24.

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

True Copy—Test:
Marilynn M. Bland, Clerk

114579 (10-30,11-6,11-13)

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF PUBLIC
HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on December 23, 2014 and will be heard on February 24, 2015. Those licenses are:

Class D, Beer License - 17 D 4

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

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

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
October 14, 2014

114614 (11-6,11-13)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JAMES E. MCCOY
5004 37th Place
Hyattsville, MD 20782

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-18045

Notice is hereby given this 30th day of October, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5004 37th Place, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2014.

The report states the purchase price at the Foreclosure sale to be \$202,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
114652 (11-6,11-13,11-20)

NOTICE

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

vs.

Ondrea L Green and
Estate of Brenda A Green

Defendants

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

CIVIL NO. CAEF 13-36217

ORDERED, this 23rd day of October, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1547 Karen Boulevard, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of November, 2014, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 24th day of November, 2014, next.

The report states the amount of sale to be \$78,500.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

114577 (10-30,11-6,11-13)

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

14804 BELLE AMI DR., UNIT # 3
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated October 31, 2006 and recorded in Liber 26637, Folio 724 among the Land Records of Prince George's Co., MD, with an original principal balance of \$244,000.00 and an original interest rate of 8.45% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 12, 2014 AT 11:11 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered Three (3), "Belle Ami Condominium, Phase III" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

114443 (10-23,10-30,11-6)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5611 LARSON COURT, UNIT 15
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Sean D. Robinson, dated July 19, 1995 and recorded in Liber 10276, Folio 395 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$69,850.00, 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 **NOVEMBER 18, 2014 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

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

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

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*