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Legal Record*

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
Plaintiff  
  
v.  
  
Sonia Rodriguez  
  
Defendant(s)

In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-15387

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$11,628.29.  
The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115132 (12-11,12-18,12-25)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
Plaintiff  
  
v.  
  
FRANCESCO ALBANESE and MARIA ALBANESE  
  
Defendant(s)

In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-15455

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$33,559.45.  
The property sold herein is One 500,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115134 (12-11,12-18,12-25)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
Plaintiff  
  
v.  
  
Kathleen Padilla  
  
Defendant(s)

In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-15388

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$13,213.83.  
The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115133 (12-11,12-18,12-25)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
Plaintiff  
  
v.  
  
C. GEORGE BOOK and NANCY K BOOK  
  
Defendant(s)

In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-20068

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$11,426.42.  
The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115135 (12-11,12-18,12-25)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
Plaintiff  
  
v.  
  
Ellis R. Johnson, Jr. and Gwendolyn Johnson  
  
Defendant(s)

In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-15389

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$38,887.50.  
The property sold herein is One 320,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115130 (12-11,12-18,12-25)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
Plaintiff  
  
v.  
  
Jill Kaplan  
  
Defendant(s)

In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-15390

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$118,972.89.  
The property sold herein is One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115129 (12-11,12-18,12-25)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
Plaintiff  
  
v.  
  
Marilynn M. Bland  
  
Defendants

In the Circuit Court for Prince George’s County, Maryland CAE 14-31420

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the Prince George’s County, sold by the Collector of Taxes for the Prince George’s County and the State of Maryland to the plaintiff in this proceeding:  
  
6957 Walker Mill Rd, Capitol Heights, MD 20743, Lot Size 1,700 SF, being known as District 06 Account Number 2973105

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115075 (12-4,12-11,12-18)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
Plaintiff  
  
v.  
  
Jill Kaplan  
  
Defendant(s)

In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-15389

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$118,972.89.  
The property sold herein is One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115129 (12-11,12-18,12-25)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
  
Plaintiff  
  
vs.  
  
CRAIG L. STEVENS; U.S. BANK, N.A., TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST BY CALIBER HOME LOANS, INC.; SECRETARY OF HOUSING & URBAN DEVELOPMENT; THOMPSON ESTATES HOMEOWNERS ASSOCIATION, INC. C/O SENTRY MANAGEMENT, INC; LAURA H.G. O’SULLIVAN, SUB TR.; ERIN M. BRADY, SUB. TR.; DIANA C. THEOLOGOU, SUB. TR.; LAURA T. CURRY, SUB. TR.; CHASITY BROWN, SUB. TR.; ALYSON GROMAK, SUB. TR; MERSCORP HOLDINGS INC, FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6957 WALKER MILL RD, CAPITOL HEIGHTS, MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 ACCOUNT NUMBER 2973105  
  
Defendants

In the Circuit Court for Prince George’s County, Maryland CAE 14-31420

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the Prince George’s County, sold by the Collector of Taxes for the Prince George’s County and the State of Maryland to the plaintiff in this proceeding:  
  
6957 Walker Mill Rd, Capitol Heights, MD 20743, Lot Size 1,700 SF, being known as District 06 Account Number 2973105

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115075 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014  
  
Plaintiff  
  
v.  
  
WOODBURN ESTATES, LLC  
  
and  
  
THE COLUMBIA BANK  
  
and  
  
MICHAEL G. GALLERIZZO, TRUSTEE  
  
and  
  
MICHAEL C. BOLESTA, TRUSTEE  
  
and  
  
NVR, INC.  
  
and  
  
MATT BECK, TRUSTEE  
  
and  
  
KIRK KUBISTA, TRUSTEE  
  
and  
  
STEVEN P. FISHMAN, TRUSTEE  
  
and  
  
PRINCE GEORGE’S COUNTY

In the Circuit Court for Prince George’s County, Maryland CAE 14-31503

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:  
  
Property Address: 10707 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828498  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 44 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 10707 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828498  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 44 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115254 (12-18,12-25,1-1)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
  
Plaintiff  
  
vs.  
  
AINA DEBORAH FALADE; DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE HSI ASSET SECURITIZATION CORPORATION TRUST 2007-NCI TRUST, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2207-NCI; ERICA REVISH, TRUSTEE FOR NEW CENTURY MORTGAGE CORPORATION, A FORFEITED CALIFORNIA CORPORATION, MERSCORP HOLDINGS, INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS , INC.; PATRICK J. FLANAGAN, TRUSTEE; MARK H. WHITTSTADT, SUB. TRUSTEE; GERARD WM. WITTSTADT, JR., ESQUIRE, SUB. TRUSTEE; DEBORAH A. HILL, SUB. TR.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6715 STANTON RD, NEW CARROLLTON, MD 20784 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 02, ACCOUNT NUMBER 0178871  
  
Defendants

In the Circuit Court for Prince George’s County, Maryland CAE 14-31412

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the Prince George’s County, sold by the Collector of Taxes for the Prince George’s County and the State of Maryland to the plaintiff in this proceeding:  
  
6715 Stanton Rd, New Carrollton, MD 20784, Lot Size 6862 SF, being known as District 02, Account Number 0178871.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115067 (12-4,12-11,12-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILMA JEAN FERRINA**

Notice is given that Lori A. Ferrina whose address is 4902 52nd Place, Hyattsville, MD 20781 was on November 21, 2014 appointed personal representative of the estate of Wilma Jean Ferrina who died on October 13, 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 21st day of May, 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.

LORI A. FERRINA  
Personal Representative

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

Estate No.98316  
115121 (12-4,12-11,12-18)

**The Prince  
George's Post**  
*Serving Prince  
George's County*  
**301.627.0900**

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.  
LARRY P. VINES  
LINDA D. VINES  
9408 Pin Oak Street  
Clinton, MD 20735

Defendant(s)  
**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-05786**

Notice is hereby given this 8th day of December, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9408 Pin Oak Street, 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 8th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$383,299.92.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115262 (12-18,12-25,1-1)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.  
Richard Schlorff,  
Personal Representative for the Estate of John D. Schlorff  
8717 Graystone Lane  
Laurel, MD 20708

Defendant  
**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-22409**

Notice is hereby given this 11th day of December, 2014 by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$332,671.20. The property sold herein is known as 8717 Graystone Lane, Laurel, MD 20708.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115301 (12-18,12-25,1-1)

NOTICE

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

Plaintiffs

vs.

Defendant  
Kenneth William Thomas

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

CIVIL NO. CAEF 14-08152  
ORDERED, this 8th day of December, 2014, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5217 58th Avenue, Riverdale, Maryland 20737 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2015, next.

The report states the amount of sale to be \$65,000.00.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison Clerk  
115275 (12-18,12-25,1-1)

LEGALS

NOTICE

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

Plaintiffs

vs.

Defendants  
Beverly J. Jackson and  
Joseph E. Jackson III

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

CIVIL NO. CAEF 14-00193

ORDERED, this 8th day of December, 2014, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13220 Fox Bow Drive #106, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2015, next.

The report states the amount of sale to be \$69,300.00.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison Clerk  
115269 (12-18,12-25,1-1)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

DEBORAH L. HARPER  
11219 Joyceton Drive  
IRTA 11219 Joyceton Drive,  
Largo, MD 20772  
Largo, MD 20774

Defendant(s)  
**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-22468**

Notice is hereby given this 8th day of December, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11219 Joyceton Drive, IRTA 11219 Joyceton Drive, Largo, MD 20772, Largo, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2015.

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

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115273 (12-18,12-25,1-1)

NOTICE

IN THE MATTER OF:  
**Markeya Lenay Barnes**

FOR THE CHANGE OF  
NAME TO:  
**Markeya Lenay Walker**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 14-34018**

A Petition has been filed to change the name of Markeya Lenay Barnes to Markeya Lenay Walker.

The latest day by which an objection to the Petition may be filed is January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
115287 (12-18)

NOTICE

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

Plaintiffs

vs.

Defendant  
Latonya Harris

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

CIVIL NO. CAEF 13-33619  
ORDERED, this 8th day of December, 2014, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12200 Birchview Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2015, next.

The report states the amount of sale to be \$147,070.00.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison Clerk  
115268 (12-18,12-25,1-1)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

TYRA DOWNS AKA  
TYRA M. DOWNS  
13506 Lord Sterling Place  
ARTA 13506 Lord Sterling Place,  
Unit 7-6  
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-17955**

Notice is hereby given this 9th day of December, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13506 Lord Sterling Place, ARTA 13506 Lord Sterling Place, Unit 7-6, 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 9th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 9th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$134,990.63.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115259 (12-18,12-25,1-1)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MELINDA BOLLING  
ANTHONY BOLLING  
1122 Iago Avenue  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-20141**

Notice is hereby given this 8th day of December, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1122 Iago 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 8th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$152,755.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115266 (12-18,12-25,1-1)

NOTICE

IN THE MATTER OF:  
**Delcy Carolina Vail**

FOR THE CHANGE OF  
NAME TO:  
**Delcy Carolina Vail Aguilar**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 14-33634**

A Petition has been filed to change the name of (Minor Child) Delcy Carolina Vail to Delcy Carolina Vail Aguilar.

The latest day by which an objection to the Petition may be filed is January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
115284 (12-18)

LEGALS

NOTICE

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

Plaintiffs

vs.

Defendants  
Abayomi Emiabata and  
Janice Emiabata

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

CIVIL NO. CAEF 14-22464  
ORDERED, this 8th day of December, 2014, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13117 Larkhall Circle, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2015, next.

The report states the amount of sale to be \$277,922.19.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison Clerk  
115276 (12-18,12-25,1-1)

NOTICE

IN THE MATTER OF:  
**Delonte Simpson Wright**

FOR THE CHANGE OF  
NAME TO:  
**Delonte Malik Hurt**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 14-33601**

A Petition has been filed to change the name of (Minor Child) Delonte Simpson Wright to Delonte Malik Hurt.

The latest day by which an objection to the Petition may be filed is January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
115281 (12-18)

PRINCE GEORGE'S COUNTY  
GOVERNMENT

BOARD OF LICENSE COMMISSIONERS  
**OFFICIAL NOTICE**

Pursuant to Section 10-302 of Article 2B of the Annotated Code of Maryland, Notice is hereby given that all alcoholic beverage licenses in Prince George's County will expire as follows:

**Class A, Licenses expire on April 30th**  
**Class B, Licenses expire on May 31st**  
**Class C, Licenses expire on June 30th**  
**Class D, Licenses expire on June 30th**

In order to process a protest against the granting of the 2015 - 2016 License Renewal, a protest notice must be submitted to the Board of License Commissioners no later than March 1, 2015.

Protest of a renewal shall be filed on or before March 1, 2015 at the Board of License Commissioners, 5012 Rhode Island Avenue, Hyattsville, Maryland 20781.

Should you have any questions, please contact the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS  
(Liquor Control Board)  
FRANKLIN D. JACKSON, Chairman  
SHAIHI MWALIMU, Vice Chairman  
CHARLES W. CALDWELL, III,  
Commissioner  
EARL J. HOWARD, Commissioner

Attest:  
Diane M. Bryant  
Administrative Assistant  
November 5, 2014

115107 (12-11,12-18)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MARTHA HERNANDEZ A/K/A  
MARTHA L. ARIAS  
DE-HERNANDEZ  
JOSE HERNANDEZ A/K/A  
JOSE EVER HERNANDEZ AKA  
JOSE E. HERNANDEZ  
11382 Cherry Hill Road, Unit #302  
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-13743**

Notice is hereby given this 1st day of December, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11382 Cherry Hill Road, Unit #302, 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 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$325,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115099 (12-11,12-18,12-25)

LEGALS

NOTICE

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

Plaintiffs

vs.

Defendant  
Allison J Hall

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

CIVIL NO. CAEF 14-11739  
ORDERED, this 8th day of December, 2014, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13820 Captain Marbury Lane, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2015, next.

The report states the amount of sale to be \$165,750.00.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison Clerk  
115260 (12-18,12-25,1-1)

NOTICE

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

Plaintiffs

vs.

Defendant  
Olugbenga Ajayi

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

CIVIL NO. CAEF 14-11704

ORDERED, this 8th day of December, 2014, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7035 Palamar Terrace, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2015, next.

The report states the amount of sale to be \$216,000.00.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison Clerk  
115261 (12-18,12-25,1-1)

ZONING HEARINGS

ZONING HEARINGS ON THE  
FOLLOWING APPLICATIONS  
WILL BE HELD BY THE ZONING  
HEARING EXAMINER ON

**WED., JANUARY 21, 2015**

**ROOM 2190, 2ND FLOOR  
COUNTY ADMINISTRATION  
BUILDING  
UPPER MARLBORO, MD.**

**AT 9:30 A.M.**

**VALIDATION OF PERMIT IS-  
SUED IN ERROR:  
SPAULDING (6) ELECTION DIS-  
TRICT:**

No. ERR-242 -- Application of South Hill, LLC, for VALIDATION OF RENTAL HOUSING LICENSE NO. M-0164 ISSUED IN ERROR, at the property containing approximately 1.320 acres of land, zoned R-T, identified as 4105 Southern Avenue, Capitol Heights, Maryland.

By Order of the County Council  
Prince George's County, MD  
Mel Franklin, Chairman

Attest: Redis C. Floyd  
Clerk of the Council

115289 (12-18)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

Saintclair Edmunds, III  
Personal Representative for the Estate of Saint Clair Edmunds, Jr.  
Helen Rhodes,  
Personal Representative for the Estate of Saint Clair Edmunds, Jr.  
2429 Mary Place  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-20182**

Notice is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of January, 2015, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 5th day January, 2015.

The Report of Sale states the amount of the foreclosure sale price to be \$179,905.92. The property sold herein is known as 2429 Mary Place, Fort Washington, MD 20744.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115093 (12-11,12-18,12-25)

Jonathan M. Wall  
200 Westgate Circle  
Suite 500  
Annapolis, MD 21401  
410-266-0626

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

607 COVER LANE  
ACCOCKEER, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Gerald Innocent and Nathalie Mondesir-Innocent, dated December 6, 2006, and recorded in Liber 28287 at folio 636 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

DECEMBER 30, 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 \$45,000.00 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 7.1% 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 # 14-605180)

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

115112(12-11,12-18,12-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

3623 WOODCREEK DRIVE  
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Natleen N. James and Gregory M. James, dated December 28, 2005, and recorded in Liber 24235 at folio 163 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

DECEMBER 30, 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.083% 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 # 14-603929)

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

115115(12-11,12-18,12-25)

NOTICE

IN THE MATTER OF:  
Anthony Robert Jordan

FOR THE CHANGE OF  
NAME TO:  
Anthony Robert Jordan Gravely

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 14-32907

A Petition has been filed to change  
the name of Anthony Robert Jordan  
to Anthony Robert Jordan Gravely.  
The latest day by which an objection  
to the Petition may be filed is  
January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

115279(12-18)

NOTICE

IN THE MATTER OF:  
Earle Douglas Merkl

FOR THE CHANGE OF  
NAME TO:  
Douglas E Merkl

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 14-33224

A Petition has been filed to change  
the name of Earle Douglas Merkl to  
Douglas E Merkl.  
The latest day by which an objection  
to the Petition may be filed is  
January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

115280(12-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

205 INVERNESS LANE  
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Charlie Johnson, dated November 17, 2006, and recorded in Liber 27072 at folio 720 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

DECEMBER 23, 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 \$49,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2011-09892)

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

115041(12-4,12-11,12-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

508 WINSLOW ROAD  
OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn L. Jackson, dated May 10, 2012, and recorded in Liber 33701 at folio 043 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

DECEMBER 30, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 14-600891)

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

115116(12-11,12-18,12-25)

NOTICE

IN THE MATTER OF:  
Ashley Fernanda Romero

FOR THE CHANGE OF  
NAME TO:  
Ashley Fernanda Oliva Romero

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 14-33609

A Petition has been filed to change  
the name of (Minor Child) Ashley  
Fernanda Romero to Ashley Fer-  
nanda Oliva Romero.  
The latest day by which an objection  
to the Petition may be filed is  
January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

115282(12-18)

NOTICE

IN THE MATTER OF:  
John Jeezy Galeas Lopez

FOR THE CHANGE OF  
NAME TO:  
John Jeezy Galeas Abarca

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 14-33624

A Petition has been filed to change  
the name of (Minor Child) John  
Jeezy Galeas Lopez to John Jeezy  
Galeas Abarca.  
The latest day by which an objection  
to the Petition may be filed is  
January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

115283(12-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

2314 HOUSTON STREET  
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Ella M. Hill, dated September 18, 2006, and recorded in Liber 26258 at folio 667 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

DECEMBER 30, 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.41% 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 # 2012-30107)

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

115114(12-11,12-18,12-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

7706 FINNS LANE  
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Miguel Guzman, dated September 29, 2006, and recorded in Liber 26577 at folio 562 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

DECEMBER 30, 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 \$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 # 2011-12493)

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

115117(12-11,12-18,12-25)

NOTICE

IN THE MATTER OF:  
Ammon T Akinagbe

FOR THE CHANGE OF  
NAME TO:  
Ammon T Fasusi

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 14-33635

A Petition has been filed to change  
the name of Ammon T Akinagbe  
to Ammon T Fasusi.  
The latest day by which an objection  
to the Petition may be filed is  
January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

115285(12-18)

NOTICE

IN THE MATTER OF:  
Andres Alexander Miranda

FOR THE CHANGE OF  
NAME TO:  
Andres Alexis Grijalva

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 14-33688

A Petition has been filed to change  
the name of (Minor Child) Andres  
Alexander Miranda to Andres  
Alexis Grijalva.  
The latest day by which an objection  
to the Petition may be filed is  
January 5, 2015.

Sydney J. Harrison  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

115286(12-18)

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

6120 54TH AVE.  
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated December 4, 2008 and recorded in Liber 30268, Folio 58 among the Land Records of Prince George's Co., MD, with an original principal balance of \$240,000.00 and an original interest rate of 1.875% default having occurred under the terms thereof, the Sub, Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 22, 2014 AT 1:04 PM

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

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

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

115062 (12-4,12-11,12-18)

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

11703 SILVERCREEK CT.  
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 23, 2008 and recorded in Liber 30042, Folio 609 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$498,843.84 and an original interest rate of 4.500% default having occurred under the terms thereof, the Sub, Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 22, 2014 AT 12:45 PM

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

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

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115043 (12-4,12-11,12-18)

LEGALS

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-signee,  
Plaintiff  
v.  
Alphonso Rhone and  
Demetra D. Rhone  
Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-15401

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$10,153.76.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115125 (12-11,12-18,12-25)

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-signee,  
Plaintiff  
v.  
Derek Jimenez and  
Ruth Jimenez  
Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-15395

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$19,979.90.

The property sold herein is One 308,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115127 (12-11,12-18,12-25)

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-signee,  
Plaintiff  
v.  
Howard Wentzel and  
Elizabeth Salanek  
Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-15400

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$47,924.31.

The property sold herein is One 405,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115126 (12-11,12-18,12-25)

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-signee,  
Plaintiff  
v.  
Sandra L. Brooks  
Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-15391

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$82,710.39.

The property sold herein is One 1,203,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115128 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

HENRY T. PRATT; PEARL PRATT; JP MORGAN CHASE BANK, NA; MORTGAGEIT, INC. MERSCORP HOLDINGS, INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; CINDY MCDONNELL FOR SUNRISE TITLE, LLC, A DISSOLVED MARYLAND LIMITED LIABILITY COMPANY, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 12716 SUTTERS LN, BOWIE, MD 20715 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 14, ACCOUNT NUMBER 1680826

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 14-31410

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

12716 Sutters Ln, Bowie, MD 20715, Lot Size 10,000 SF, being known as District 14, Account Number 1680826.

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

It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115065 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

JULIO MELENDEZ; HILDA MELENDEZ; BANK OF AMERICA, NA; MERSCORP HOLDINGS INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; GREGORY D'ARCO, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 2406 TECUMSEH ST, HYATTSVILLE, MD 20783 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 17 ACCOUNT NUMBER 1911544

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 14-31413

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

2406 Tecumseh St, Hyattsville, MD 20783, Lot Size 8,154 SF, being known as District 17, Account Number 1911544.

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

It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115068 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

WILLIAM R. MERCER; DELOIS MERCER; CITIFINANCIAL, INC.; BRANDON STEINHEIM, TRUSTEE; TIMOTHY BUTT, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 3408 STONESBORO RD, FORT WASHINGTON, MD 20744 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 09, ACCOUNT NUMBER 0961300

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 14-31411

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

3408 Stonesboro Rd, Fort Washington, MD 20744, Lot Size 10,800 SF, being known as District 09 Account Number 0961300.

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

It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115066 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

ADA V. INTERIANO; ALBERTO JOSE FERRUFINO; ANA M. FERRUFINO; CAPITAL ONE, NA F/K/A CHEVY CHASE FSB; ROBERT BYSTROWSKI, TRUSTEE; DAVID G. SWEIDER, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 827 THURMAN AVE, HYATTSVILLE, MD 20783 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 17 ACCOUNT NUMBER 1890573

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
CAE 14-31414

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

827 Thurman Ave, Hyattsville, MD 20783, Lot Size 5,911 SF, being known as District 17, Account Number 1890573.

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

It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115069 (12-4,12-11,12-18)

The Prince  
George's Post

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LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

10402 ANGORA DRIVE  
CHELTENHAM, MARYLAND 20623

By virtue of the power and authority contained in a Deed of Trust from Chester J Maddox Jr and Monisha L Smith NKA Monisha L Maddox, dated February 1, 2008, and recorded in Liber 29360 at folio 451 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

DECEMBER 23, 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 \$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 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 # 2011-09736)

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

115031(12-4,12-11,12-18)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

5600 40TH AVENUE  
HYATTSVILLE, MARYLAND 20781

By virtue of the power and authority contained in a Deed of Trust from Judicial A. Dentiogue aka Judicial Dentiogue, dated April 28, 2008, and recorded in Liber 29712 at folio 404 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 6, 2015  
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 \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2012-28364)

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

115192(12-18,12-25-1-1)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

4707 TECUMSEH STREET #301  
COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from London McCloud, dated November 2, 2006, and recorded in Liber 27021 at folio 244 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

JANUARY 6, 2015  
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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36802)

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

115193(12-18,12-25-1-1)

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

13011 CLAXTON DRIVE  
LAUREL, MARYLAND 20708

By virtue of the power and authority contained in a Deed of Trust from Winston A. White and Monica L. White, dated August 27, 2007, and recorded in Liber 28636 at folio 670 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

DECEMBER 23, 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 \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 11% 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 # 2012-32414)

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

115037(12-4,12-11,12-18)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

2429 IVERSON STREET  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Cyber Building Products, Inc., dated September 28, 2007, and recorded in Liber 30922 at folio 285 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

DECEMBER 23, 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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.875% 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 # 2013-39848)

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

115039(12-4,12-11,12-18)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

4501 VALIANT TRACE  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Christopher A. March and Natalie D. March, dated May 9, 2006, and recorded in Liber 25469 at folio 391 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

DECEMBER 23, 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 \$62,000.00 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 7.845% 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 # 14-602202)

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

115040(12-4,12-11,12-18)

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The Prince George’s Post

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LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v.	v.
Plaintiff	Plaintiff
WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC
and	and
THE COLUMBIA BANK	THE COLUMBIA BANK
and	and
MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE
and	and
MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE
and	and
NVR, INC.	NVR, INC.
and	and
MATT BECK, TRUSTEE	MATT BECK, TRUSTEE
and	and
KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE
and	and
STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE
and	and
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 4909 Mary Beth Blvd, Clinton, MD 20735  
Account Number: 09 3828266  
Description: 23,866.0000 Sq. Ft. Woodburn Estates- Lot 35 Blk B  
Assmt: \$31,700.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31487**

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

Property Address: 4909 Mary Beth Blvd, Clinton, MD 20735  
Account Number: 09 3828266  
Description: 23,866.0000 Sq. Ft. Woodburn Estates- Lot 35 Blk B  
Assmt: \$31,700.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115237 (12-18,12-25,1-1)

NOTICE	
BETHANY L. FLANDERS, et al.	Substitute Trustees/Plaintiffs
v.	Substitute Trustees, Plaintiffs
JOHN W. DONELSON, JR.	Defendant

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 14-07903**

Notice is hereby given this 11th day of December, 2014, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property located at 6202 86th Avenue, New Carrollton, Maryland 20784, which is the subject of these proceedings, made and reported by Bethany L. Flanders, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2015; next, provided a copy of this Notice be inserted in the Prince George’s Post newspaper, published in said County once in each of three (3) successive weeks before the 12th day of January, 2015; next.

The report of sale states that the amount of sale to be One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00), being the highest bid received for the property.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115294 (12-18,12-25,1-1)

LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v.	v.
Plaintiff	Plaintiff
WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC
and	and
THE COLUMBIA BANK	THE COLUMBIA BANK
and	and
MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE
and	and
MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE
and	and
NVR, INC.	NVR, INC.
and	and
MATT BECK, TRUSTEE	MATT BECK, TRUSTEE
and	and
KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE
and	and
STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE
and	and
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 10702 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828431  
Description: 20,000.00 SF Woodburn Estates- Lot 70 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31505**

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

Property Address: 10702 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828431  
Description: 20,000.00 SF Woodburn Estates- Lot 70 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115256 (12-18,12-25,1-1)

NOTICE	
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Substitute Trustees, Plaintiffs
vs.	Substitute Trustees, Plaintiffs
MARY J. TYLER CLARENCE HENRY TYLER AKA CLARENCE H. TYLER 4209 28th Street Mount Rainier, MD 20712	Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 14-15705**

Notice is hereby given this 8th day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4209 28th Street, Mount Rainier, MD 20712, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$277,047.17.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115270 (12-18,12-25,1-1)

LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v.	v.
Plaintiff	Plaintiff
WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC
and	and
THE COLUMBIA BANK	THE COLUMBIA BANK
and	and
MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE
and	and
MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE
and	and
NVR, INC.	NVR, INC.
and	and
MATT BECK, TRUSTEE	MATT BECK, TRUSTEE
and	and
KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE
and	and
STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE
and	and
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 10613 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828357  
Description: 23,866.0000 Sq. Ft. Woodburn Estates- Lot 36 Blk B  
Assmt: \$31,700.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31488**

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

Property Address: 10613 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828357  
Description: 23,866.0000 Sq. Ft. Woodburn Estates- Lot 36 Blk B  
Assmt: \$31,700.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115238 (12-18,12-25,1-1)

NOTICE	
Laura H. G. O’Sullivan, et al., Substitute Trustees	Plaintiffs
vs.	Plaintiffs
Dilber A. Portillo Vasquez aka Dilber P. Vasquez aka Dilber Portillo Vasquez aka Dilber Portillo	Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAE 13-12473**

ORDERED, this 8th day of December, 2014, by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1918 Ruatan Street, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2015, next.

The report states the amount of sale to be \$186,340.00.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Sydney J. Harrison Clerk  
115267 (12-18,12-25,1-1)

LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v.	v.
Plaintiff	Plaintiff
WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC
and	and
THE COLUMBIA BANK	THE COLUMBIA BANK
and	and
MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE
and	and
MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE
and	and
NVR, INC.	NVR, INC.
and	and
MATT BECK, TRUSTEE	MATT BECK, TRUSTEE
and	and
KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE
and	and
STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE
and	and
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 5004 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828365  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 37 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31489**

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

Property Address: 5004 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828365  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 37 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115239 (12-18,12-25,1-1)

NOTICE	
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Substitute Trustees, Plaintiffs
vs.	Substitute Trustees, Plaintiffs
YVETTE WILLIAMS TROY D. WILLIAMS 9200 Edwards Way, Unit #601 Hyattsville, MD 20783	Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 14-20060**

Notice is hereby given this 8th day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9200 Edwards Way, Unit #601, 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 8th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$134,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115264 (12-18,12-25,1-1)

LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v.	v.
Plaintiff	Plaintiff
WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC
and	and
THE COLUMBIA BANK	THE COLUMBIA BANK
and	and
MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE
and	and
MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE
and	and
NVR, INC.	NVR, INC.
and	and
MATT BECK, TRUSTEE	MATT BECK, TRUSTEE
and	and
KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE
and	and
STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE
and	and
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 5001 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828399  
Description: 22,020.0000 Sq. Ft. Woodburn Estates- Lot 40 Blk B  
Assmt: \$31,700.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31490**

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

Property Address: 5001 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828399  
Description: 22,020.0000 Sq. Ft. Woodburn Estates- Lot 40 Blk B  
Assmt: \$31,700.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115240 (12-18,12-25,1-1)

NOTICE	
Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Substitute Trustees, Plaintiffs
v.	Substitute Trustees, Plaintiffs
JASMINE TRAVERS 1836 Metzertott Road, Unit #1209 Hyattsville, MD 20783	Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 14-18148**

Notice is hereby given this 11th day of December, 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 #1209, 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 12th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$80,083.82.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115300 (12-18,12-25,1-1)



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

8620 CUNNINGHAM DR.  
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated November 4, 2004 and recorded in Liber 20745, Folio 410 among the Land Records of Prince George's Co., MD, with an original principal balance of \$227,500.00 and an original interest rate of 5.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 22, 2014 AT 12:47 PM

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

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

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

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

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

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

115045 (12-4,12-11,12-18)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

909 HILLDROPT COURT  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Lisa L. McPherson a/k/a Lisa Letrice McPherson, dated May 5, 2006 and recorded in Liber 25169, Folio 405 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$153,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 23, 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 \$20,000.00 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.

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys' fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115027 (12-4,12-11,12-18)

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

10301 OLD FORT PL.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 18, 2006 and recorded in Liber 26705, Folio 498 among the Land Records of Prince George's Co., MD, with an original principal balance of \$370,500.00 and an original interest rate of 7.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 6, 2015 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$47,000 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

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

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

115207 (12-18,12-25,1-1)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

10122 S. CAMPUS WAY, UNIT 302-1A  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Alice O. Wilkins, dated December 29, 2006 and recorded in Liber 27458, Folio 723 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$164,000.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 30, 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 \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys' fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115108 (12-11,12-18,12-25)

LEGALS

McCabe, Weisberg & Conway, LLC

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

1429 EASTERN AVENUE  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Ana C. Mendez and Ana Cecilia Mendez, dated May 17, 2006, and recorded in Liber 25625 at folio 018 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

JANUARY 6, 2015  
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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.5% 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 # 2013-41861)

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

115304 (12-18,12-25,1-1)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

9801 MUIRFIELD DRIVE  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Arlene Venable and Jerry Venable, dated February 23, 2007 and recorded in Liber 27349, Folio 390 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$355,453.00, 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 **DECEMBER 30, 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 \$47,000.00 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.

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys' fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115110 (12-11,12-18,12-25)

THE PRINCE  
GEORGE'S POST

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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON

**2444 KENT VILLAGE PL.  
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated March 6, 2009 and recorded in Liber 30466, Folio 283 among the Land Records of Prince George's Co., MD, with an original principal balance of \$300,000.00 and an original interest rate of 2.656% 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

DECEMBER 30, 2014 AT 10:55 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order 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

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

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

115102 (12-11,12-18,12-25)

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

**15905 PINECROFT LANE  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Karen M. Richardson, dated June 30, 2006 and recorded in Liber 25553, Folio 645 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$283,920.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 30, 2014 AT 11:00 AM.**

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

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

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

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

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys' fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115111 (12-11,12-18,12-25)

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

**5102 DOPPLER STREET  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Lessel Malbon, Jr., dated April 22, 2011 and recorded in Liber 32623, Folio 117 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,408.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 6, 2015 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 \$20,000.00 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.

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys' fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115186 (12-18,12-25,1-1)

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

**4311 MAPLE RD.  
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated September 10, 2008 and recorded in Liber 30028, Folio 391 among the Land Records of Prince George's Co., MD, with an original principal balance of \$179,029.00 and an original interest rate of 6.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 30, 2014 AT 10:59 AM

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

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

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

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

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

115105 (12-11,12-18,12-25)

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

**8011 OWENS WAY  
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006 and recorded in Liber 24931, Folio 385 among the Land Records of Prince George's Co., MD, with an original principal balance of \$584,300.00 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

JANUARY 6, 2015 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$57,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the 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

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

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

115208 (12-18,12-25,1-1)

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

**7001 FRESNO STREET  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Arvell McGhee, Sr., dated February 9, 1994 and recorded in Liber 9478, Folio 735 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$59,373.00, 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 **DECEMBER 23, 2014 AT 11:00 AM.**

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

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

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

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

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys' fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115028 (12-4,12-11,12-18)

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

9314 FOX RUN DRIVE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from William J. Allen, dated January 5, 2009 and recorded in Liber 30296, Folio 337 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$332,920.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 6, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$38,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys’ fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115187 (12-18,12-25,1-1)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

8655 GREENBELT ROAD # T2  
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Jancy M. Romano-Argueta and Oscar Romano, dated April 5, 2006, and recorded in Liber 25015 at folio 530 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

DECEMBER 23, 2014  
AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 14-602350)

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

115042 (12-4,12-11,12-18)

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

15703 PARAMONT LANE  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Anthony Alston and Gloria Alston, dated September 16, 2002 and recorded in Liber 16647, Folio 467 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$156,078.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 6, 2015 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 \$20,000.00 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.

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys’ fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115188 (12-18,12-25,1-1)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

5406 RIVERDALE ROAD  
RIVERDALE, MARYLAND 20737

By virtue of the power and authority contained in a Deed of Trust from The Estate of Daphne M Jackson and Seward A Dawson, dated May 23, 1996, and recorded in Liber 10873 at folio 032 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

JANUARY 6, 2015  
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 \$75,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-16564)

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

115194 (12-18,12-25,1-1)

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

3424 RUTGERS STREET  
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from George C. Heath and Linda M. Heath, dated November 27, 2006 and recorded in Liber 26967, Folio 432 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$336,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 6, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$38,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys’ fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115189 (12-18,12-25,1-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

\*\*\*PRIVATE FRONT FOOT BENEFIT\*\*\*

SUBJECT TO THE PAYMENT OF DEFERRED WATER  
AND SEWER FACILITIES CHARGES IN THE ANNUAL  
AMOUNT OF \$815.09 DUE ON JULY 1 IN EACH AND  
EVERY YEAR.

2403 GREEN GINGER CIRCLE  
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Estate of Deborah Ward Holliday, dated February 22, 2006, and recorded in Liber 24636 at folio 795 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

JANUARY 6, 2015  
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 \$51,000.00 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 6.375% 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 # 2011-09239)

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

115288 (12-18,12-25,1-1)

THE PRINCE  
GEORGE’S POST

To Subscribe



CALL  
301.627.0900

email  
brendappg@gmail.com



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

1101 EAST WEST HIGHWAY  
HYATTSVILLE, MARYLAND 20912

By virtue of the power and authority contained in a Deed of Trust from Juneivan E Douglas, dated February 22, 2007, and recorded in Liber 27324 at folio 136 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

JANUARY 6, 2015  
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 \$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 7% 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 # 2012-20212)

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

115196 (12-18,12-25,1-1)

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

909 QUIETVIEW DR.  
I/R/T/A 909 QUIET VIEW DR.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 17, 2005 and recorded in Liber 24063, Folio 400 among the Land Records of Prince George's Co., MD, with an original principal balance of \$192,000.00 and an original interest rate of 3.8% 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

JANUARY 6, 2015 AT 11:20 AM

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

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

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

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

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

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

115209 (12-18,12-25,1-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

6922 HAWTHORNE STREET  
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Ashley N. Smith, dated August 30, 2007, and recorded in Liber 28719 at folio 450 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 6, 2015  
AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 14-600047)

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

115197 (12-18,12-25,1-1)

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

612 QUADE ST.  
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated May 29, 2007 and recorded in Liber 28064, Folio 241 among the Land Records of Prince George's Co., MD, with an original principal balance of \$273,000.00 and an original interest rate of 3.913% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 6, 2015 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115210 (12-18,12-25,1-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

15207 JOPPA PLACE  
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Michael Peterson and Patricia Peterson, dated April 17, 2008, and recorded in Liber 31370 at folio 231 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned 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

JANUARY 6, 2015  
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 \$49,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% 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 # 2011-12194)

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

115200 (12-18,12-25,1-1)

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

13900 SOUTH SPRINGFIELD RD.  
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated July 14, 2005 and recorded in Liber 22650, Folio 8 among the Land Records of Prince George's Co., MD, with an original principal balance of \$224,000.00 and an original interest rate of 4.201% 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

JANUARY 6, 2015 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115211 (12-18,12-25,1-1)

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LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
CONSTANCE A. YOUNG  
Defendant(s)

**In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-23499**

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$5,469.91.

The property sold herein is One 63,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115143 (12-11,12-18,12-25)

NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees,  
Plaintiffs  
v.

YVONNE E. JACK  
BEVERLY JACK  
ALVIN JACK  
9307 Fontana Drive  
Lanham, MD 20706  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-17992**

Notice is hereby given this 3rd day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9307 Fontana Drive, 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 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$316,818.06.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115175 (12-11,12-18,12-25)

NOTICE

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

Suleyma Reyes  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 14-09716**

ORDERED, this 1st day of December, 2014, by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6306 Patterson Street, Riverdale, Maryland 20737 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 5th day of January, 2015, 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 5th day of January, 2015, next.

The report states the amount of sale to be \$125,000.00.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison Clerk  
115147 (12-11,12-18,12-25)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
CASSANDRA BATES and HILEARTHAN BATES  
Defendant(s)

**In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-23410**

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$17,948.95.

The property sold herein is One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115141 (12-11,12-18,12-25)

NOTICE

JEREMY K. FISHMAN, et al.,  
Substitute Trustees  
vs.

HENRY J. GIBAU  
JOYCE W. GIBAU  
6809 Jade Court  
Capitol Heights, MD 20743  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-23314**

Notice is hereby given this 3rd day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6809 Jade Court, Capitol Heights, MD 20743, made and represented by JEREMY K. FISHMAN and SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 5th day of January, 2015 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 5th day of January, 2015 next.

The Report of Sale states the amount of sale to be One Hundred Twenty Three Thousand Three Hundred Twenty Three Dollars (\$123,323.00).

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115172 (12-11,12-18,12-25)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
DARRELL BLACK and JAMELIA W. BLACK  
Defendant(s)

**In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-23500**

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$17,894.07.

The property sold herein is One 116,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115144 (12-11,12-18,12-25)

NOTICE

JEREMY K. FISHMAN, et al.,  
Substitute Trustees  
vs.

SANDRA C. CRUTHIRD  
3305 Huntley Square Drive, B-1  
Temple Hills, MD 20748-6207  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-23313**

Notice is hereby given this 1st day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3305 Huntley Square Drive, B-1, Temple Hills, MD 20748-6207, made and represented by JEREMY K. FISHMAN and SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 5th day of January, 2015 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 5th day of January, 2015 next.

The Report of Sale states the amount of sale to be Ninety Four Thousand Eight Hundred Fifteen Dollars and Fourteen Cents (\$94,815.14).

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115098 (12-11,12-18,12-25)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
JODY L. VERDI and PAUL A. VERDI  
Defendant(s)

**In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-23501**

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$83,486.90.

The property sold herein is One 808,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115145 (12-11,12-18,12-25)

NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees,  
Plaintiffs  
vs.

DONTE L. SCOTT  
14515 Hampshire Hall Court,  
Unit #1108  
Upper Marlboro, MD 20772  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-25133**

Notice is hereby given this 2nd day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 14515 Hampshire Hall Court, Unit #1108, 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 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$92,400.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115179 (12-11,12-18,12-25)

NOTICE

CASANDRA DENISE FIELDS  
Plaintiff  
v.  
ERIC NATHAN FIELDS  
Defendant

**In the Circuit Court for Prince George’s County, Maryland Case No. CAD 13-28187**

ORDERED, This 5th day of December, 2014 by the CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, Maryland, that the sale of 10002 Erion Court, Bowie, Maryland 20721 made and reported by Isaac H. Marks, Sr., Court-appointed Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of January, 2015, 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 5th day of January, 2015, next.

The report states the amount of the sale to be \$451,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115173 (12-11,12-18,12-25)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
SALVATORE P. FOTI and TAMMY L. FOTI  
Defendant(s)

**In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-23507**

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$20,259.13.

The property sold herein is One 731,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115146 (12-11,12-18,12-25)

Subscribe Today

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC  
5525 TWIN KNOLLS ROAD, SUITE 325  
COLUMBIA, MARYLAND 21045  
Plaintiff  
vs.

GREGORY WILSON  
922 ABEL AVENUE  
CAPITOL HEIGHTS,  
MARYLAND 20749

and

PRINCE GEORGE’S COUNTY  
SERVE: M. Andre Green  
County Attorney  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 14-31389**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George’s County, in the State of Maryland, sold by the Office of Finance of Prince George’s County and the State of Maryland to the plaintiff in this proceeding.

The property in Kent, 13th Election District, described as follows: 20,038.0000 Sq. Ft. Northampton, Kings, Lot 1, Block A, Tax Account No. 13-1518117.

It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2015, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115148 (12-11,12-18,12-25)

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014  
Plaintiff  
v.

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 10604 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828308  
Description: 20,000.00 SF Woodburn Estates - Lot 78 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland CAE 14-31525**

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

Property Address: 10604 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828308  
Description: 20,000.00 SF Woodburn Estates- Lot 78 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County,

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 26th day of December, 2014, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115167 (12-11,12-18,12-25)

NOTICE

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

vs.

IKECHUKWU E. DIKE  
GLORIA C. DIKE  
IKENNA J. DIKE  
7303 Gaillieo Way  
Lanham, MD 20706  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAE 13-17013**

Notice is hereby given this 2nd day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7303 Galileo Way, 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 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th



LEGALS

ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v. Plaintiff	v. Plaintiff
WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC
and	and
THE COLUMBIA BANK	THE COLUMBIA BANK
and	and
MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE
and	and
MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE
and	and
NVR, INC.	NVR, INC.
and	and
MATT BECK, TRUSTEE	MATT BECK, TRUSTEE
and	and
KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE
and	and
STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE
and	and
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 5008 Sir Lucas Ln, Clinton, MD 20735  
Account Number: 09 3828639  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 47 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31478**

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

Property Address: 5008 Sir Lucas Ln, Clinton, MD 20735  
Account Number: 09 3828639  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 47 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 26th day of December, 2014, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115149 (12-11,12-18,12-25)

NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
  
Substitute Trustees,  
Plaintiffs  
  
vs.  
  
RHONDA T. RICHARDSON  
9812 Fox Run Drive  
Clinton, MD 20735  
  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 14-02545**

Notice is hereby given this 1st day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9812 Fox Run Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.  
The report states the purchase price at the Foreclosure sale to be \$308,853.63.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115094 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v. Plaintiff	v. Plaintiff
WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC
and	and
THE COLUMBIA BANK	THE COLUMBIA BANK
and	and
MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE
and	and
MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE
and	and
NVR, INC.	NVR, INC.
and	and
MATT BECK, TRUSTEE	MATT BECK, TRUSTEE
and	and
KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE
and	and
STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE
and	and
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 5002 Sir Lucas Ln, Clinton, MD 20735  
Account Number: 09 3828704  
Description: 21,008.0000 Woodburn Estates- Lot 50 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31480**

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

Property Address: 5002 Sir Lucas Ln, Clinton, MD 20735  
Account Number: 09 3828704  
Description: 21,008.0000 Woodburn Estates- Lot 50 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 26th day of December, 2014, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland  
  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115151 (12-11,12-18,12-25)

NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
  
Substitute Trustees,  
Plaintiffs  
  
v.  
  
IVAN NANCHEZ  
5420 Baltimore Lane  
Lanham, MD 20706  
  
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 14-04237**

Notice is hereby given this 1st day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5420 Baltimore Lane, 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 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.  
The report states the purchase price at the Foreclosure sale to be \$235,000.00.  
SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Sydney J. Harrison, Clerk  
115096 (12-11,12-18,12-25)

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

LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

v.

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 10612 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828472  
Description: 20,000.00 SF Woodburn Estates- Lot 74 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

In the Circuit Court for Prince George's County, Maryland  
CAE 14-31497

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

Property Address: 10612 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828472  
Description: 20,000.00 SF Woodburn Estates- Lot 74 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George's County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115247 (12-18,12-25,1-1)

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

v.

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 10700 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828449  
Description: 20,000.00 SF Woodburn Estates- Lot 71 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

In the Circuit Court for Prince George's County, Maryland  
CAE 14-31498

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

Property Address: 10700 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828449  
Description: 20,000.00 SF Woodburn Estates- Lot 71 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George's County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115248 (12-18,12-25,1-1)

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

v.

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 5011 Sir Lucas Lane, Clinton, MD 20735  
Account Number: 09 3828654  
Description: 20,000.00 SF Woodburn Estates- Lot 57 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

In the Circuit Court for Prince George's County, Maryland  
CAE 14-31499

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

Property Address: 5011 Sir Lucas Lane, Clinton, MD 20735  
Account Number: 09 3828654  
Description: 20,000.00 SF Woodburn Estates- Lot 57 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George's County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115249 (12-18,12-25,1-1)

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

v.

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 5002 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828373  
Description: 23,759.0000 Sq. Ft. Woodburn Estates- Lot 38 Blk B  
Assmt: \$31,700.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

In the Circuit Court for Prince George's County, Maryland  
CAE 14-31500

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

Property Address: 5002 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828373  
Description: 23,759.0000 Sq. Ft. Woodburn Estates- Lot 38 Blk B  
Assmt: \$31,700.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George's County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115250 (12-18,12-25,1-1)

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

v.

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 5000 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828381  
Description: 21,619.0000 Sq. Ft. Woodburn Estates- Lot 39 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

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

## NOTICE

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

Substitute Trustees,  
Plaintiffs  
vs.

ADEWOLE OLAJIDE  
1505 Warren Avenue  
Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 14-13747

Notice is hereby given this 8th day of December, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1505 Warren Avenue, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$225,014.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
115272 (12-18,12-25,1-1)

*The Prince George's  
Post Newspaper  
Call 301-627-0900  
o r  
Fax 301-627-6260*



LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff	v. Plaintiff
WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC	WOODBURN ESTATES, LLC
and	and	and	and	and	and
THE COLUMBIA BANK	THE COLUMBIA BANK	THE COLUMBIA BANK	THE COLUMBIA BANK	THE COLUMBIA BANK	THE COLUMBIA BANK
and	and	and	and	and	and
MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE	MICHAEL G. GALLERIZZO, TRUSTEE
and	and	and	and	and	and
MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE	MICHAEL C. BOLESTA, TRUSTEE
and	and	and	and	and	and
NVR, INC.	NVR, INC.	NVR, INC.	NVR, INC.	NVR, INC.	NVR, INC.
and	and	and	and	and	and
MATT BECK, TRUSTEE	MATT BECK, TRUSTEE	MATT BECK, TRUSTEE	MATT BECK, TRUSTEE	MATT BECK, TRUSTEE	MATT BECK, TRUSTEE
and	and	and	and	and	and
KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE	KIRK KUBISTA, TRUSTEE
and	and	and	and	and	and
STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE	STEVEN P. FISHMAN, TRUSTEE
and	and	and	and	and	and
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY
And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s	And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s
Property Address: 10610 Sir Brendan Ave, Clinton, MD 20735 Account Number: 09 3828274 Description: 20,000.00 SF Woodburn Estates- Lot 75 Blk B Assmt: \$31,600.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 4907 Mary Beth Blvd, Clinton, MD 20735 Account Number: 09 3828258 Description: 24,211.0000 Sq. Ft. Woodburn Estates- Lot 34 Blk B Assmt: \$31,700.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 5017 Sir Lucas Lane, Clinton, MD 20735 Account Number: 09 3828506 Description: 24,398.00 SF Woodburn Estates- Lot 60 Blk B Assmt: \$31,700.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 10716 Sir Brendan Ave, Clinton, MD 20735 Account Number: 09 3828530 Description: 21,039.00 SF Woodburn Estates- Lot 63 Blk B Assmt: \$31,600.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 10710 Sir Brendan Ave, Clinton, MD 20735 Account Number: 09 3828563 Description: 20,000.00 SF Woodburn Estates- Lot 66 Blk B Assmt: \$31,600.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 5003 Sir Thomas Ct, Clinton, MD 20735 Account Number: 09 3828407 Description: 26,022.0000 Sq. Ft. Woodburn Estates- Lot 41 Blk B Assmt: \$31,800.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC
In the Circuit Court for Prince George’s County, Maryland CAE 14-31485	In the Circuit Court for Prince George’s County, Maryland CAE 14-31486	In the Circuit Court for Prince George’s County, Maryland CAE 14-31516	In the Circuit Court for Prince George’s County, Maryland CAE 14-31517	In the Circuit Court for Prince George’s County, Maryland CAE 14-31518	In the Circuit Court for Prince George’s County, Maryland CAE 14-31502
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the plaintiff in this proceeding:
Property Address: 10610 Sir Brendan Ave, Clinton, MD 20735 Account Number: 09 3828274 Description: 20,000.00 SF Woodburn Estates- Lot 75 Blk B Assmt: \$31,600.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 4907 Mary Beth Blvd, Clinton, MD 20735 Account Number: 09 3828258 Description: 24,211.0000 Sq. Ft. Woodburn Estates- Lot 34 Blk B Assmt: \$31,700.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 5017 Sir Lucas Lane, Clinton, MD 20735 Account Number: 09 3828506 Description: 24,398.00 SF Woodburn Estates- Lot 60 Blk B Assmt: \$31,700.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 10716 Sir Brendan Ave, Clinton, MD 20735 Account Number: 09 3828530 Description: 21,039.00 SF Woodburn Estates- Lot 63 Blk B Assmt: \$31,600.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 10710 Sir Brendan Ave, Clinton, MD 20735 Account Number: 09 3828563 Description: 20,000.00 SF Woodburn Estates- Lot 66 Blk B Assmt: \$31,600.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC	Property Address: 5003 Sir Thomas Ct, Clinton, MD 20735 Account Number: 09 3828407 Description: 26,022.0000 Sq. Ft. Woodburn Estates- Lot 41 Blk B Assmt: \$31,800.00 Liber/Folio: 21528-117, 137 & 146 Assessed To: Woodburn Estates, LLC
The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County;	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County;	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County;	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County;	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 1st day of December, 2014, by the Circuit Court for Prince George’s County;	The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 26th day of December, 2014, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 26th day of December, 2014, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 26th day of December, 2014, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 26th day of December, 2014, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 26th day of December, 2014, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of February, 2015 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.	ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Sydney J. Harrison, Clerk 115156 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115157 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115158 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115159 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115160 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115253 (12-18,12-25,1-1)
NOTICE	NOTICE	NOTICE	NOTICE	NOTICE	NOTICE
Jacob Geesing, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852	Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852
Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs
vs.	vs.	vs.	vs.	vs.	vs.
HATTIE J. CASSIDY EDWARD CASSIDY, JR. 303 Winslow Road Oxon Hill, MD 20745	CONWAY O. MISER SHELIA A. OWENS-MISER 6608 Lansdale Street District Heights, MD 20747	JAMES I. FORTE 2406 Saint Clair Drive Temple Hills, MD 20748	DARRYL A. SMITH 15709 Erwin Court Bowie, MD 20716	MARY LEE DOUGLAS 3202 Lassie Avenue Suitland, MD 20746	CLAYTON A. EDMAN 8604 Chestnut Ridge Drive Laurel, MD 20707
Defendant(s)	Defendant(s)	Defendant(s)	Defendant(s)	Defendant(s)	Defendant(s)
In the Circuit Court for Prince George’s County, Maryland Case No. CAE 13-04923	In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-15470	In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-22473	In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-17825	In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 14-07128	In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-23478
Notice is hereby given this 4th day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 303 Winslow Road, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.	Notice is hereby given this 3rd day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6608 Lansdale Street, District Heights, MD 20747 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.	Notice is hereby given this 3rd day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2406 Saint Clair 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 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.	Notice is hereby given this 3rd day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 15709 Erwin Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.	Notice is hereby given this 8th day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3202 Lassie Avenue, 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 8th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of January, 2015.	Notice is hereby given this 2nd day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8604 Chestnut Ridge 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 5th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.
The report states the purchase price at the Foreclosure sale to be \$177,000.00.	The report states the purchase price at the Foreclosure sale to be \$114,000.00.	The report states the purchase price at the Foreclosure sale to be \$96,092.00.	The report states the purchase price at the Foreclosure sale to be \$277,000.00.	The report states the purchase price at the Foreclosure sale to be \$282,860.24.	The report states the purchase price at the Foreclosure sale to be \$178,500.00.
SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test: Sydney J. Harrison, Clerk 115174 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115176 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115177 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115178 (12-11,12-18,12-25)	True Copy—Test: Sydney J. Harrison, Clerk 115263 (12-18,12-25,1-1)	True Copy—Test: Sydney J. Harrison, Clerk 115180 (12-11,12-18,12-25)

LEGALS

William C. McCaskill  
6196 Oxon Hill Road, Suite 360  
Oxon Hill, MD 20745  
240-667-7702

Small Estate  
Notice of Appointment  
Notice to Creditors  
Notice to Unknown Heirs

Jill A. Snyder, Esq.  
Law Office of Jill A. Snyder, LLC  
17 Windflower Court  
Reisterstown, MD 21136  
410-864-8744

Notice of Appointment  
Notice to Creditors  
Notice to Unknown Heirs

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DARRYL DION DAVIS JR.**

Notice is given that Peggy Robinson whose address is 3205 75th Avenue, #205, Landover, MD 20785 was on May 8, 2014 appointed personal representative of the small estate of Darryl Dion Davis Jr. who died on January 21, 2014 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:  
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of 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.

MARIBEL RIVERA  
Personal Representative

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

Estate No.98371  
(12-18,12-25,1-1)

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

7109 Willow Hill Dr.  
Capitol Heights, MD 20743

December 22, 2014 at 12:49 PM

Under a power of sale contained in a certain Deed of Trust dated June 2, 2008 and recorded in Liber 29864, Folio 547 among the Land Records of Prince George's Co., MD, with an original principal balance of \$314,000.00 and an original interest rate of 3.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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

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

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

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

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

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

115047 (12-4,12-11,12-18)

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

3201 Camp St.  
District Heights, MD 20747

December 22, 2014 at 12:53 PM

Under a power of sale contained in a certain Deed of Trust dated January 20, 2006 and recorded in Liber 24557, Folio 556 among the Land Records of Prince George's Co., MD, with an original principal balance of \$213,000.00 and an original interest rate of 3.56300% 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

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

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

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

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

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

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

115047 (12-4,12-11,12-18)

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

3201 Camp St.  
District Heights, MD 20747

December 22, 2014 at 12:53 PM

Under a power of sale contained in a certain Deed of Trust dated January 20, 2006 and recorded in Liber 24557, Folio 556 among the Land Records of Prince George's Co., MD, with an original principal balance of \$213,000.00 and an original interest rate of 3.56300% 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

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

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

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

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

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

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

8902 Shannan Dr.  
I/R/T/A 8902 Shannan Dr.  
Clinton, MD 20735

December 22, 2014 at 12:50 PM

Under a power of sale contained in a certain Deed of Trust dated November 24, 1993 and recorded in Liber 9207, Folio 131 among the Land Records of Prince George's Co., MD, with an original principal balance of \$184,000.00 and an original interest rate of 4.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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 UP-COMING SALES

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

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

115048 (12-4,12-11,12-18)

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

5507 Carters La.  
Riverdale, MD 20737

January 6, 2015 at 11:23 AM

Under a power of sale contained in a certain Deed of Trust dated January 31, 1985 and recorded in Liber 6048, Folio 571 among the Land Records of Prince George's Co., MD, with an original principal balance of \$49,400.00 and an original interest rate of 3.00% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

The  
Prince  
George's  
Post  
Newspaper

Call  
301-627-0900

or  
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

15704 DORSET ROAD  
UNIT 301  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Alana Henry, dated September 10, 2009, and recorded in Liber 31207 at folio 502 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

DECEMBER 23, 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 \$18,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% 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 # 2012-19989)

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

115032 (12-4,12-11,12-18)

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 Arthur Sanders Jr and Larry James Randolph, 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

DECEMBER 23, 2014  
AT 9:07 AM

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

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

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

115036 (12-4,12-11,12-18)

LEGALS

I. William Chase, Esquire  
1190 West Northern Parkway,  
Suite 124  
Baltimore, Maryland 21210  
410-433-4100

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARTHA ANNE BARNER

Notice is given that Joshua E. Zukerberg whose address is 1190 West Northern Parkway, Suite 124, Baltimore, MD 21210 was on November 20, 2014 appointed personal representative of the estate of Martha Anne Barner who died on September 20, 2013 without a will.

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

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.

JOSHUA E. ZUKERBERG  
Personal Representative

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

Estate No.97784  
115123 (12-4,12-11,12-18)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
VINCENT ONATE CASIBANG

Notice is given that Isabelita B. Casibang whose address is 6303 West Vein Road, Bowie, MD 20720 was on December 2, 2014 appointed personal representative of the estate of Vincent Onate Casibang who died on July 2, 2014 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 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.

ISABELITA B. CASIBANG  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 98357  
115169 (12-11,12-18,12-25)

To Subscribe



THE PRINCE GEORGE'S POST  
NEWSPAPER  
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NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-  
signee, Plaintiff  
v.

VAN E. WILLIAMS JR and  
KENARD J. LARIBO

Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-23405

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$8,919.21.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115136 (12-11,12-18,12-25)

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-  
signee, Plaintiff  
v.

JESSE R. HENDERSON and  
BERTHA HENDERSON

Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-23406

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$15,838.08.

The property sold herein is One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115137 (12-11,12-18,12-25)

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-  
signee, Plaintiff  
v.

BARBARA J. DOY and  
LESLIE DAVIS and  
BEVERLY ROSS

Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-23407

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$51,297.57.

The property sold herein is One 405,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115138 (12-11,12-18,12-25)

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-  
signee, Plaintiff  
v.

HARRY W. FARMER JR and  
DELORES FARMER

Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-23408

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$153,301.07.

The property sold herein is One 2,093,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115139 (12-11,12-18,12-25)

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-  
signee, Plaintiff  
v.

DELTON C. GROVE and  
DEENA C. GROVE

Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-23409

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$10,339.50.

The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115140 (12-11,12-18,12-25)

NOTICE OF REPORT  
OF SALE

Daniel C. Zickefoose, Esq., As-  
signee, Plaintiff  
v.

TIBU CHEH

Defendant(s)

In the Circuit Court for  
Prince George's County,  
Civil Case No.  
CAEF 14-23498

NOTICE is hereby given this 1st day of December, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2015; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2015.

The Report of Sale states the amount of the foreclosure sale to be \$30,036.63.

The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201 through 217; 301 through 306; 308; 309 through 327; 401 through 406; 408 through 427; 501 through 506; 508 through 527; 601 through 606; 608 through 621; 623 through 627; 701 through 706; 708 through 721; 723 through 727; 801 through 806; 808 through 821; 823 through 827; 901 through 921; 923 through 927; 1003; 1004; 1006; 1008; 1010; 1012; 1014; 1016; 1018 through 1020; 1104; 1106; 1108; 1110; 1112; 1114; 1116; 1118; and 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master condominium Declaration) located in Building 1, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON  
Clerk of the Circuit Court for  
Prince George's County, MD.

True Copy—Test:  
Sydney J. Harrison, Clerk  
115142 (12-11,12-18,12-25)

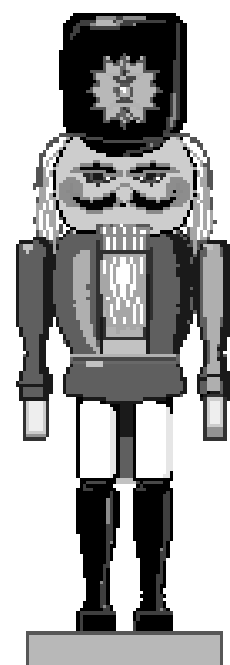
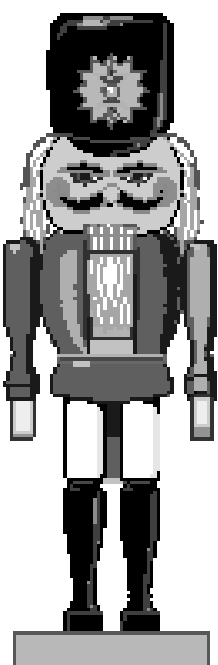






From all of us here at  
The  
Prince George's Post Newspaper  
We would like to wish everyone

*A  
Safe  
and  
Happy  
Holiday*



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

10604 NARROWLEAF COURT  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Peter Roberts and Olga Roberts, dated May 9, 2005, and recorded in Liber 22381 at folio 637 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

JANUARY 6, 2015  
AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% 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 # 2011-15310)

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

115201 (12-18,12-25,1-1)

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

14814 DUNLEIGH DR.  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated December 19, 2006 and recorded in Liber 27856, Folio 458 and re-recorded in Liber 28863, Folio 63 among the Land Records of Prince George's Co., MD, with an original principal balance of \$370,000.00 and an original interest rate of 10.99000% 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

JANUARY 6, 2015 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115214 (12-18,12-25,1-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

15601 GILPIN MEWS LANE  
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Parris Lashan Burgess and Tatia Bonita Hart, dated April 16, 2010, and recorded in Liber 31652 at folio 387 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

JANUARY 6, 2015  
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 \$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 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 # 2013-38441)

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

115252 (12-18,12-25,1-1)

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

1006 JANSEN AVE.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 9, 2007 and recorded in Liber 27657, Folio 567 among the Land Records of Prince George's Co., MD, with an original principal balance of \$183,750.00 and an original interest rate of 6.50% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 6, 2015 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$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

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

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

115215 (12-18,12-25,1-1)

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

JANUARY 6, 2015  
AT 9:01 AM

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

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

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

115303 (12-18,12-25,1-1)

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

6816 SOUTHFIELD RD.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 26, 2009 and recorded in Liber 30643, Folio 92 among the Land Records of Prince George's Co., MD, with an original principal balance of \$326,830.00 and an original interest rate of 5.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 6, 2015 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$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

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

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

115216 (12-18,12-25,1-1)

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LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

WILLIAM R. TEEL, JR.; LINDA N. TEEL; BANK OF AMERICA, NA; WELLS FARGO BANK, NATIONAL ASSOCIATION; JOHN BURSON , TRUSTEE; CARRIE M. WARD, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 1704 TREE DUCK WAY, UPPER MARLBORO, MD 20774 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 03, ACCOUNT NUMBER 2926277

Defendants

In the Circuit Court for Prince George’s County, Maryland  
CAE 14-31415

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

1704 Tree Duck Way, Upper Marlboro, MD 20774, Lot Size 41,422 SF, being known as District 03, Account Number 2926277.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
115070 (12-4,12-11,12-18)

LEGALS

Benjamin J. Woolery  
McGill & Woolery  
5303 West Court Drive  
P.O. Box 358  
Upper Marlboro, MD 20773  
301-627-5222

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EDDY NUGROHO SANDJAJA

Notice is given that Linda Lett whose address is 4911 Braddock Road, Temple Hills, MD 20748 was on December 3, 2014 appointed personal representative of the estate of Eddy Nugroho Sandjaja who died on March 10, 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.

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

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

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

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

LINDA LETT  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772

Estate No.97851  
115292 (12-18,12-25,1-1)

LEGAL NOTICE  
CITY OF BOWIE, MD

Ordinance O-9-14 – Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2014 and Ending June 30, 2015, As Embodied in Ordinance O-3-14, to Amend the Gymnasium User Fees.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on December 1, 2014.

DAVID J. DEUTSCH  
City Manager  
115168 (12-11)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

JOSEPH D. CUMMINGS, JR.; BRANCH BANKING AND TRUST COMPANY; JUDITH L. BARNETT, TRUSTEE; WILLIAM J. ZIEGLER, TRUSTEE; BRANCH BANKING AND TRUST COMPANY; DAVID T. AX, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 8310 VERONA DR, NEW CARROLLTON, MD 20784 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 20 ACCOUNT NUMBER 2192474.

Defendants

In the Circuit Court for Prince George’s County, Maryland  
CAE 14-31416

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

8310 Verona Dr, New Carrollton, MD 20784, Lot Size 9,426 SF, being known as District 20 Account Number 2192474.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
115071 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

MARY ANN HABIB; WILMINGTON TRUST, N.A. AS TRUSTEE UNDER GREENWICH INVESTORS XL PASS-THROUGH TRUST AGREEMENT DATED AS OF MARCH 1, 2012; U.S. BANK N.A.; AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE TRUST 2006-S2 MORTGAGE PASS-THROUGH CERTIFICATES; MERSCORP HOLDINGS INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.; JAMES E. CLARKE, SUBSTITUTE TRUSTEE; RENEE DYSON, SUB. TR.; CRAIG INGRAM, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 8805 OLD BRANCH AVE, CLINTON, MD 20735 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 09, ACCOUNT NUMBER 0958009

Defendants

In the Circuit Court for Prince George’s County, Maryland  
CAE 14-31424

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

8805 Old Branch Ave, Clinton, MD 20735 Lot Size 24,393 SE, being known as District 09, Account Number 0958009.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
115079 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

HENRY O. FADOJUTIMI; HSBC MORTGAGE SERVICES INC; PENTAGON FEDERAL CREDIT UNION MERSCORP HOLDINGS FOR MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC; ROB V. BUDHWA, TR.; DEBORAH L. AMES NAYLOR, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 9203 MILLIGAN CT, CLINTON, MD 20735 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 09 ACCOUNT NUMBER 0966721.

Defendants

In the Circuit Court for Prince George’s County, Maryland  
CAE 14-31421

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

9203 Milligan Ct, Clinton, MD 20735 Lot Size 12,779 SF, being known as District 09, Account Number 0966721.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
115076 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

PAMELA MONTGOMERY; U.S. BANK, N.A., TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST; COUNCIL OF UNIT OWNERS OF WINDSOR CROSSING CONDO C/O POTOMAC VALLEY MANAGEMENT COMPANY, LLC; MARYLAND WATER & SEWER, LLC; MERSCORP HOLDINGS INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; JEFFREY B. FISHER, SUB. TRUSTEE; DOREEN A. STROTHMAN, SUB. TRUSTEE; VIRGINIA S. INZER, ESQUIRE SUB. TRUSTEE; WILLIAM K. SMART, SUB. TR.; CARLETTA M. GRIER, SUB. TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 3110 IRMA CT, SUITLAND, MD 20746 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06, ACCOUNT NUMBER 3612439

Defendants

In the Circuit Court for Prince George’s County, Maryland  
CAE 14-31430

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

3110 Irma Ct, Suitland, MD 20746, Lot Size 2,924 SE, being known as District 06 Account Number 3612439

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
115085 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

SUNG KEUN PARK; WELLS FARGO BANK, NATIONAL ASSOCIATION; BURKE & HERBERT BANK & TRUST CO.; JAMES E. CLARKE, SUBSTITUTE TRUSTEE; JEFFREY B. FISHER, SUB. TRUSTEE; MARTIN S. GOLDBERG, ESQUIRE, TRUSTEE; H. CARTER LAND, III, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 8008 OLD BRANCH AVE, CLINTON, MD 20735 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 09 ACCOUNT NUMBER 0854760

Defendants

In the Circuit Court for Prince George’s County, Maryland  
CAE 14-31423

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

8008 Old Branch Ave, Clinton MD 20735 Lot Size 3,737 SE, being known as District 09 Account Number 0854760.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
115078 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC  
vs.  
Plaintiff

EDMATU K. WILLIAMS; U.S. BANK, N.A., AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TRUSTEE TO LASALLE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1; PNC BANK, NATIONAL ASSOCIATION FKA NATIONAL CITY BANK, FKA FIRST FRANKLIN; MERSCORP HOLDINGS INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; RONALD L. CHASEN, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 15110 NASHUA LN, BOWIE, MD 20716 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 07 ACCOUNT NUMBER 0744771

Defendants

In the Circuit Court for Prince George’s County, Maryland  
CAE 14-31422

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

15110 Nashua Ln, Bowie, MD 20716 Lot Size 12,094 SF, being known as District 07, Account Number 0744771.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
115077 (12-4,12-11,12-18)

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  
308 E. MANNING RD.  
A/R/T/A 308 MANNING RD. EAST  
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 1, 2008 and recorded in Liber 29447, Folio 310 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$365,589.00 and an original interest rate of 5.25% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 6, 2015 AT 11:40 AM

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

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

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

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

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

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

115229 (12-18,12-25,1-1)

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  
1406 BARNACLE GEESE CT.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 8, 2008 and recorded in Liber 29980, Folio 355 among the Land Records of Prince George’s Co., MD, with a modified principal balance of \$365,776.67 and an original interest rate of 4.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 6, 2015 AT 11:41 AM

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

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

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115230 (12-18,12-25,1-1)



LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

JOHN S. SHAKRA; JOSEPHINE J. SHAKRA; RICHARD SHAKRA; BRANCH BANKING AND TRUST COMPANY; EDWARD P. BARKER, TRUSTEE; WILLIAM J. ZIEGLER, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 9104 WELLINGTON PL, LANHAM, MD 20706 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 20 ACCOUNT NUMBER 2190429

Defendants

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

CAE 14-31418

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

9104 Wellington Pl, Lanham, MD 20706, Lot Size 11,424 SF, being known as District 20 Account Number 2190429.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115073 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

SHIRLEY ANDERSON; EULA MAE ANDERSON; U.S. BANK N.A., AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH2 ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2006-CH2; JACK ADAMS, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 3111 WALTERS LN, DISTRICT HEIGHTS, MD 20747 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06 ACCOUNT NUMBER 0649368.

Defendants

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

CAE 14-31419

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

3111 Walters Ln, District Heights, MD 20747 Lot Size 17,291 SF, being known as District 06 Account Number 0649368.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115074 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

ROSA LEE TURNER; NATIONSTAR MORTGAGE, LLC F/K/A AURORA BANK, FSB, F/K/A LEHMAN BROTHERS BANK, F/K/A CHAMPION MORTGAGE CO.; SECRETARY OF HOUSING & URBAN DEVELOPMENT; BRENDA LA ROCHE, TRUSTEE OR HUD FIELD OFFICE MANAGER; RECONTRUST COMPANY, N.A., TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 6120 54TH AVE, RIVERDALE, MD 20737 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 19, ACCOUNT NUMBER 2166825

Defendants

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

CAE 14-31428

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

6120 54th Ave, Riverdale, MD 20737, Lot Size 9,174 SF, being known as District 19, Account Number 2166825

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115083 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

JUDICAEAL A. DENTIOGUE; WELLS FARGO BANK, N.A. F/K/A WACHOVIA BANK, F/K/A WORLD SAVINGS BANK, FSB; BRIAN J. EVANS, TRUSTEE; MARK A. FARMER, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 5600 40TH AVE, HYATTSVILLE, MD 20781 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 16 ACCOUNT NUMBER 1816586.

Defendants

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

CAE 14-31427

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

5600 40th Ave, Hyattsville, MD 20781 Lot Size 5,000 SF, being known as District 16 Account Number 1816586.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115082 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

DOROTHY G. EZIM; FIRST HOME MORTGAGE CORPORATION; MERSCORP HOLDINGS INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC; DAVID E. WATERS, TRUSTEE; ANTHONY B. OLMERT SR., TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 1700 PALMETTO DR, BOWIE, MD 20721 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 13 ACCOUNT NUMBER 3202611.

Defendants

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

CAE 14-31425

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

1700 Palmetto Dr, Bowie, MD 20721 Lot Size 1,713 SF, being known as District 13, Account Number 3202611.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115080 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

EZEKIEL J. ETUK; BANK OF AMERICA, NA; MERSCORP HOLDINGS INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; ALLIED TITLE COMPANY, LLC ; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 2102 RITCHIE RD, DISTRICT HEIGHTS, MD 20747 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 06, ACCOUNT NUMBER 0583070

Defendants

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

CAE 14-31426

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

2102 Ritchie Rd, District Heights, MD 20747 Lot Size 10,512 SF, being known as District 06 Account Number 0583070.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115081 (12-4,12-11,12-18)

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

ALMA SIMON; BANK OF AMERICA, N.A.; MERSCORP HOLDINGS INC. FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; KAREN REALE, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 719 71ST AVE, CAPITOL HEIGHTS, MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 18, ACCOUNT NUMBER 2010577

Defendants

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

CAE 14-31434

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

719 71st Ave, Capitol Heights, MD 20743 Lot Size 3,795 SF, being known as District 18, Account Number 2010577.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115089 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

CHARLOTTE KNIGHT TURNER; NATIONSTAR MORTGAGE, LLC F/K/A AURORA BANK, FSB F/K/A LEHMAN BROTHERS BANK, F/K/A CHAMPION MORTGAGE CO.; SECRETARY OF HOUSING & URBAN DEVELOPMENT ; BRENDA LA ROCHE, TRUSTEE OR HUD FIELD OFFICE MANAGER MARK C. MCVEARRY, TRUSTEE; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 602 60TH PL, CAPITOL HEIGHTS, MD 20743 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 18, ACCOUNT NUMBER 2039774

Defendants

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

CAE 14-31429

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

602 60th Pl, Capitol Heights, MD 20743, Lot Size 11,409 SF, being known as District 18 Account Number 2039774.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115084 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

JUPITER 2014, LLC

Plaintiff

vs.

JAMELA C. WILLIAMS; DAMIEAN WILLIAMS; WELLS FARGO BANK, NATIONAL ASSOCIATION; PNC BANK, N.A. F/K/A/ NATIONAL CITY MORTGAGE CO.; JOHN BURSON TRUSTEE; THOMAS P. DORE, SUB. TRUSTEE; MARK S. DEVAN, ESQUIRE, SUB. TRUSTEE; KRISTEN K. HASKINS, SUB. TRUSTEE; GERALD F. MILES, JR. SUB. TRUSTEE; SHANNON MENAPACE, SUB. TRUSTEE; ERIN GLOTH SUB. TR.; THE STATE OF MARYLAND, COMPTROLLER OF MARYLAND; PG COUNTY; ALL PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY KNOWN AS 7810 JAYWICK AVE, FORT WASHINGTON, MD 20744 AND MORE PARTICULARLY DESCRIBED AS DISTRICT 12 ACCOUNT NUMBER 1224054

Defendants

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

CAE 14-31431

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

7810 Jaywick Ave, Fort Washington, MD 20744 Lot Size 11,894 SF, being known as District 12, Account Number 1224054.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 24th day of November, 2014, by the Circuit Court for Prince George's County, ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the properties listed above to appear in this Court by the 27th day of January, 2015, and redeem the property in which they have an interest and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, and vesting in the plaintiff a title, free and clear of encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
115086 (12-4,12-11,12-18)

THE PRINCE

GEORGE'S POST

Call

301-627-0900





LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

v. Plaintiff

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 5005 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828415  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 42 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31491**

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

Property Address: 5005 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828415  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 42 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115241 (12-18,12-25,1-1)

NOTICE

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

vs. Plaintiffs

Michael J. Davidson and  
Anitra Davidson

Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 13-22264**

ORDERED, this 11th day of December, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4330 Stockport Way, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of January, 2015, next.

The report states the amount of sale to be \$161,595.00.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk

115295 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

v. Plaintiff

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 5007 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828423  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 43 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31492**

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

Property Address: 5007 Sir Thomas Ct, Clinton, MD 20735  
Account Number: 09 3828423  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 43 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115242 (12-18,12-25,1-1)

NOTICE

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

vs. Plaintiffs

Abu-Khalid Bostick aka  
Abu-Khalid K. Bostick and  
Sondra L. Campbell

Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 14-18178**

ORDERED, this 9th day of December, 2014, by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 605 Pitt Lane, Forest Heights, Maryland 20745 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 9th day of January, 2015, 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 9th day of January, 2015, next.

The report states the amount of sale to be \$135,873.07.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison Clerk

115258 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

v. Plaintiff

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 5014 Sir Lucas Ln, Clinton, MD 20735  
Account Number: 09 3828613  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 45 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31493**

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

Property Address: 5014 Sir Lucas Ln, Clinton, MD 20735  
Account Number: 09 3828613  
Description: 20,000.0000 Sq. Ft. Woodburn Estates- Lot 45 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115243 (12-18,12-25,1-1)

NOTICE

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

vs. Plaintiffs

Lonnie M. Smith and  
Chiffon S. Smith

Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 13-23324**

ORDERED, this 11th day of December, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12716 Holiday Lane, 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 12th day of January, 2015 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of January, 2015, next.

The report states the amount of sale to be \$196,350.00.

Sydney J. Harrison  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk

115296 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

v. Plaintiff

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 5007 Sir Lucas Ln, Clinton, MD 20735  
Account Number: 09 3828753  
Description: 21,390.00 SF Woodburn Estates- Lot 55 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31495**

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

Property Address: 5007 Sir Lucas Ln, Clinton, MD 20735  
Account Number: 09 3828753  
Description: 21,390.00 SF Woodburn Estates- Lot 55 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115245 (12-18,12-25,1-1)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v. HENRY A. PLATER  
3733 Portal Avenue  
IRTA 3733 Portal Drive  
Temple Hills, MD 20748

Defendant(s)  
**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 14-24245**

Notice is hereby given this 11th day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3733 Portal Avenue, IRTA 3733 Portal 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 12th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$202,000.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk

115298 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

v. Plaintiff

WOODBURN ESTATES, LLC

and

THE COLUMBIA BANK

and

MICHAEL G. GALLERIZZO, TRUSTEE

and

MICHAEL C. BOLESTA, TRUSTEE

and

NVR, INC.

and

MATT BECK, TRUSTEE

and

KIRK KUBISTA, TRUSTEE

and

STEVEN P. FISHMAN, TRUSTEE

and

PRINCE GEORGE’S COUNTY

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George’s

Property Address: 10614 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828464  
Description: 20,000.00 SF Woodburn Estates- Lot 73 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

**In the Circuit Court for Prince George’s County, Maryland**  
**CAE 14-31496**

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

Property Address: 10614 Sir Brendan Ave, Clinton, MD 20735  
Account Number: 09 3828464  
Description: 20,000.00 SF Woodburn Estates- Lot 73 Blk B  
Assmt: \$31,600.00  
Liber/Folio: 21528-117, 137 & 146  
Assessed To: Woodburn Estates, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 8th day of December, 2014, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 2nd day of January, 2015, warning all persons interested in the said properties to be and appear in this Court by the 11th day of February, 2015, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Sydney J. Harrison, Clerk  
115246 (12-18,12-25,1-1)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v. DAMAAN GAMELL  
SHARRAY GAMELL AKA  
SHARRAY CANALES  
8471 Imperial Drive, Unit # 5-C  
Laurel, MD 20708

Defendant(s)  
**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 14-02620**

Notice is hereby given this 11th day of December, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8471 Imperial Drive, Unit # 5-C, Laurel, MD 20708 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of January, 2015, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2015.

The report states the purchase price at the Foreclosure sale to be \$99,200.00.

SYDNEY J. HARRISON  
Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:  
Sydney J. Harrison, Clerk

115299 (12-18,12-25,1-1)

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

**10003 ALFORD CT.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated November 6, 2006 and recorded in Liber 27193, Folio 668 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$562,250.00 and an original interest rate of 8.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 22, 2014 AT 1:02 PM

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 \$75,000 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

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

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

115060 (12-4,12-11,12-18)

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

**3301 HUNTLEY SQUARE DR., UNIT #B1  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated June 21, 2006 and recorded in Liber 25662, Folio 405 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$130,720.00 and an original interest rate of 9.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 22, 2014 AT 1:05 PM

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 and Lettered 3301 B-1 in the subdivision known as Plat and Plan of Condominium subdivision "Huntley Square Condominium" and more fully described in the aforesaid Deed of Trust.

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

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

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

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

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

115063 (12-4,12-11,12-18)

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

**1852 DUTCH VILLAGE DR., UNIT #S-210 A/R/T/A UNIT #R-269  
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2006 and recorded in Liber 24508, Folio 293 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$108,000.00 and an original interest rate of 5.461% 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

DECEMBER 22, 2014 AT 1:03 PM

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 R-269 in Phase Six (6), Windmill Square Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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

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

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

115061 (12-4,12-11,12-18)

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

**11900 CHESTERTON DRIVE  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Blannie L. Bostic, Sr. and Alice D. Bostic, dated December 17, 2008 and recorded in Liber 30289, Folio 121 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$341,333.94, and an original interest rate of 2.250%, 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 **JANUARY 6, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys’ fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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, Stephen N. Goldberg,  
Edward S. Cohn, 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

115190 (12-18,12-25,1-1)

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

**5820 RUNFORD DR.  
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated May 20, 2006 and recorded in Liber 26183, Folio 186 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$298,000.00 and an original interest rate of 6.05000% 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

JANUARY 6, 2015 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest.

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

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

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

115213 (12-18,12-25,1-1)

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

**10018 HARBOR AVENUE  
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Darrell C. Dickey and Pamela E. Dickey, dated July 30, 2010 and recorded in Liber 32096, Folio 041, and re-recorded at Liber 32342, Folio 373 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$270,355.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 6, 2015 AT 11:00 AM.**

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

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

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

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

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys’ fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115191 (12-18,12-25,1-1)



LEGALS

ENACTED BILLS

COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND

**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. **ENACTED: 11/12/2014; SIGNED: 11/24/2014; EFFECTIVE: 1/9/2015**

**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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**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. **ENACTED: 11/12/2014; UN-SIGNED: 12/3/2014; EFFECTIVE: 1/20/2015**

**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. **ENACTED 11/12/2014; SIGNED: 11/20/2014; EFFECTIVE: 1/5/2015**

**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. **ENACTED: 11/12/2014; SIGNED: 11/12/2014; EFFECTIVE: 1/1/2015**

**CB-65-2014 (DR-2) - AN ACT CONCERNING CHESAPEAKE BAY CRITICAL AREA** for the purpose of adopting an updated Chesapeake Bay Critical Area Overlay Zone, ensuring that approved Conservation Plans, Conservation Agreements, and any associated Conservation Easements located within the adopted boundaries remain in full force and effect, amending certain development standards for properties located within certain portions the Chesapeake Bay Critical Area of the County, and clarifying the authority of the Board of Zoning Appeals to grant variances from the requirements of Subtitle 27 of the County Code for property located within the Chesapeake Bay Critical Area. **ENACTED: 10/28/2014; SIGNED: 11/12/2014; EFFECTIVE: 1/1/2015**

**CB-66-2014 - AN ACT CONCERNING TREE CANOPY COVERAGE ORDINANCE -EXEMPTIONS** for the purpose of providing certain exemptions from requirements of the Tree Canopy Coverage Ordinance set forth in Subtitle 25 of the County Code for properties located within the Chesapeake Bay Critical Area Overlay Zones of the County. **ENACTED: 10/28/2014; SIGNED: 11/12/2014; EFFECTIVE: 1/1/2015**

**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. **ENACTED: 11/12/2014; SIGNED: 11/20/2014; EFFECTIVE: 1/5/2015**

**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). **ENACTED: 11/12/2014; SIGNED: 11/20/2014; EFFECTIVE: 1/5/2015**

**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. **ENACTED: 11/12/2014; SIGNED: 11/12/2014; EFFECTIVE: 12/30/2014**

**CB-78-2014 – (DR-3) - 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 when rescinding an offer of 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 employers. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**CB-79-2014 (DR-4) - AN ACT CONCERNING HUMAN TRAFFICKING – LODGING ESTABLISHMENTS – ROOM RENTAL** for the purpose of prohibiting lodging establishments from renting rooms by the hour 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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 4/1/2015**

**CB-80-2014 (DR-3) - AN ACT CONCERNING HUMAN TRAFFICKING – LODGING ESTABLISHMENTS – EMPLOYEE TRAINING** for the purpose of requiring lodging establishments to provide certain employee training; providing for a certain registration; providing for the updating of certain information; requiring the Human Relations Commission in collaboration with the Police Department to provide certain training materials; requiring lodging establishments to perform annual employee training certification; and generally relating to lodging establishment regulation in the County. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**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. **ENACTED: 11/12/2014; SIGNED: 11/20/2014; EFFECTIVE: 1/5/2015**

LEGALS

**CB-86-2014 (DR-2) - 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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**

**CB-89-2014 (DR-2) - AN ORDINANCE CONCERNING RESIDENTIAL REVITALIZATION** for the purpose of amending the Residential Revitalization regulations to include two-family dwelling units as an additional type of replacement dwelling that may be proposed in a Residential Revitalization project. **ENACTED: 10/28/2014; EFFECTIVE: 12/15/2014**

**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. **ENACTED: 11/19/2014; SIGNED: 12/4/2014; EFFECTIVE: 1/20/2015**  
BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE’S COUNTY, MARYLAND  
Mel Franklin, Chairman

ATTEST:  
Redis C. Floyd  
Clerk of the Council

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

115290 (12-18)

COUNTY COUNCIL OF PRINCE GEORGE’S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL

PUBLIC NOTICE OF

APPROVAL OF THE CHESAPEAKE BAY CRITICAL AREA  
SECTIONAL MAP AMENDMENT  
(CR-97-2014)

Pursuant to the provisions of Section 27-213.11(f) of the Zoning Ordinance of Prince George’s County, being also Subtitle 27 of the Prince George’s County Code, notice is hereby given that on October 21, 2014, the County Council of Prince George’s County, sitting as the District Council, adopted CR-97-2014, a Resolution Approving the *Chesapeake Bay Critical Area Sectional Map Amendment*. This Sectional Map Amendment (“SMA”) approves certain changes to the Chesapeake Bay Critical Area boundaries on the zoning maps for Prince George’s County in order to conform with provisions of State law, as enacted by HB1253. The Critical Area Commission for the Chesapeake and Coastal Bays approved the map and the associated bills on December 3, 2014. In accordance with the terms of CR-97-2014, the official zoning maps have been updated to reflect the changes to the Chesapeake Bay Critical Area boundaries that will take effect on January 1, 2015.

The Chesapeake Bay Critical Area in Maryland encompasses all land within 1,000 feet of the mean high tide line. For the land area lying within Prince George’s County, the Chesapeake Bay Critical Area is generally located along the banks of the Anacostia, Patuxent, and Potomac Rivers.

The updated map boundaries may be accessed online at the Maryland-National Capital Park and Planning Commission (“M-NCPPC”), Prince George’s County Planning Department mapping website, [www.PGAtlas.com](http://www.PGAtlas.com), under the zoning maps. The District Council Resolution of Approval (CR-97-2014) is available at the M-NCPPC Planning Information Services Office, located on the Lower Level of the County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772. Additional information is also available online under the project website:

<http://www.pgplanning.org/Projects/CBCAUpdate2014.htm>.

Questions regarding this matter should be directed to CJ Lammers at 301-952-3026, or by email at [CJ.Lammers@ppd.mnccpc.org](mailto:CJ.Lammers@ppd.mnccpc.org).

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council  
115291

(12-18)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

A-1 7157 DONNELL PLACE  
FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from James A. White, dated May 31, 1988, and recorded in Liber 6993 at folio 510 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

JANUARY 6, 2015  
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 \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.9% 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 # 2012-32564)

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

115202 (12-18,12-25,1-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

4705 CHERRY HILL ROAD  
COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Chang Lin Chen, dated September 12, 2005, and recorded in Liber 23114 at folio 084 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

JANUARY 6, 2015  
AT 9:04 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7% 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 # 2012-31625)

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

115195 (12-18,12-25,1-1)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

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

10809 RIVERVIEW ROAD  
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Darrell Hardie and Yanic Hardie, dated October 31, 2007, and recorded in Liber 30287 at folio 468 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 6, 2015  
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 \$147,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2009-04120)

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

115199 (12-18,12-25,1-1)

The Prince  
George’s  
Post  
Serving Prince George’s County  
301.627.0900

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

128 PERTH AMBOY COURT  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Jessica Little, dated May 14, 2007 and recorded in Liber 27913, Folio 287 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$328,500.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 6, 2015 AT 11:00 AM.**

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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

115183(12-18,12-25,1-1)

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

6220 JOE KLUTSCH DR.  
I/R/T/A 6220 JOE KLUTCH DR.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 17, 2005 and recorded in Liber 23996, Folio 501 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$212,000.00 and an original interest rate of 6.04% 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

JANUARY 6, 2015 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 \$29,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the 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

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

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

115204(12-18,12-25,1-1)

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

6504 WALKER BRANCH DRIVE  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Joseph M. Schauer, dated August 11, 2003 and recorded in Liber 18051, Folio 110 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$201,600.00, 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 **JANUARY 6, 2015 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys’ fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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

115184(12-18,12-25,1-1)

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

3801 DUNHILL CT.  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 10, 2006 and recorded in Liber 26350, Folio 379 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$782,464.00 and an original interest rate of 9.20000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 6, 2015 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$147,000 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

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

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

115205(12-18,12-25,1-1)

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

7208 PALMETTO SUNRISE COURT  
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Darlene Bishop Wills and William Thomas, dated October 20, 2006 and recorded in Liber 26805, Folio 325 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$512,000.00, and an original interest rate of 6.400%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 6, 2015 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 \$69,000.00 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.

TIME IS OF THE ESSENCE. 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, and the purchaser agrees to pay attorneys’ fees for the Substitute Trustee in the amount of \$750.00, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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  
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(410) 825-2900 www.mid-atlanticauctioneers.com

115185(12-18,12-25,1-1)

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

417 CLEARFIELD PL.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated September 6, 2007 and recorded in Liber 28919, Folio 495 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$151,745.29 and an original interest rate of 7.08000% 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

JANUARY 6, 2015 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 \$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

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

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

115206(12-18,12-25,1-1)









From all of us here at  
The  
Prince George's Post Newspaper  
We would like to wish everyone

*A  
Safe  
and  
Happy  
Holiday*

