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

5342 WEST BONIWOOD TURN
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Richard J. Hayden and Sherese Hayden, dated September 16, 2005 and recorded in Liber 25195, Folio 325, and re-recorded at Liber 31394, Folio 505 among the Land Records of Prince George's County, Maryland, with an original principal balance of $295,200.00, 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 **May 3, 2011 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 $35,000.00 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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 Ronald S. Deutsch, Substitute Trustees

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101075 (4-14,4-21,4-28)

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Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3279 CHESTER GROVE ROAD
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from William R. Faulcon, dated February 23, 2005 and recorded in Liber 21842, Folio 765 among the Land Records of Prince George's County, Maryland, with an original principal balance of $121,500.00, and an original interest rate of 7.990%, 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 **May 3, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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.

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and Richard J. Rogers, Substitute Trustees

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101094 (4-14,4-21,4-28)

LEGALS

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Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13303 BLACK DUCK COURT
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from James E. Mobley and Carolyn D. Mobley, dated October 11, 2005 and recorded in Liber 23787, Folio 98 among the Land Records of Prince George's County, Maryland, with an original principal balance of $464,000.00, and an original interest rate of 6.075%, 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 **May 3, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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101076 (4-14,4-21,4-28)

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Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8662 BRAE BROOKE DRIVE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Mohamed Barrie, dated January 26, 2007 and recorded in Liber 27259, Folio 139 among the Land Records of Prince George's County, Maryland, with an original principal balance of $267,750.00, and an original interest rate of 3.500%, 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 **May 3, 2011 AT 11:00 AM.**

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

Terms of Sale: A deposit of $31,500.00 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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101095 (4-14,4-21,4-28)

LEGALS

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600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9005 HEATHERFIELD COURT
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Judy Goss, dated November 17, 2005 and recorded in Liber 24693, Folio 487 among the Land Records of Prince George's County, Maryland, with an original principal balance of $175,000.00, and an original interest rate of 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 **May 3, 2011 AT 11:00 AM.**

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

Terms of Sale: A deposit of $17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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.

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and Richard J. Rogers, Substitute Trustees

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101093 (4-14,4-21,4-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7012 FOSTER STREET
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Linda Oliver, dated January 25, 2006 and recorded in Liber 24264, Folio 0744 among the Land Records of Prince George's County, Maryland, with an original principal balance of $155,800.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **May 3, 2011 AT 11:00 AM.**

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

Terms of Sale: A deposit of $14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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and Richard J. Rogers, Substitute Trustees

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101073 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1234 PATRIOT LANE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Kim A. Dent and Darwin J. Dent, dated July 7, 2006 and recorded in Liber 025548, Folio 0318 among the Land Records of Prince George's County, Maryland, with an original principal balance of $299,900.00, and an original interest rate of 7.125%, 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 **MAY 17, 2011 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 $33,000.00 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

Mid-Atlantic Auctioneers, LLC
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101153 (4-28,5-5,5-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12417 SHELTER LANE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Racheal Sodunke, dated December 1, 2006 and recorded in Liber 026644, Folio 0043 among the Land Records of Prince George's County, Maryland, with an original principal balance of $284,000.00, and an original interest rate of 7.470%, 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 **MAY 17, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
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101164 (4-28,5-5,5-12)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1036 SPRING VALLEY COURT
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Christopher Hampton and Beth Hampton, dated September 10, 2007 and recorded in Liber 28704, Folio 424 among the Land Records of Prince George's County, Maryland, with an original principal balance of $192,000.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 17, 2011 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 $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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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101154 (4-28,5-5,5-12)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8341 QUILL POINT DRIVE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Daniel B. Rim and Jacklyn M. Rim, dated June 23, 2005 and recorded in Liber 23315, Folio 0148 among the Land Records of Prince George's County, Maryland, with an original principal balance of $400,000.00, and an original interest rate of 3.500%, 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 **May 3, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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101072 (4-14,4-21,4-28)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2810 LUMAR DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Mercedes M. Merlos, dated March 3, 2006 and recorded in Liber 24898, Folio 350 among the Land Records of Prince George's County, Maryland, with an original principal balance of $212,000.00, 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 **May 3, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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. 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,
and Richard J. Rogers, Substitute Trustees

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101074 (4-14,4-21,4-28)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3404 37TH AVENUE
BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Rosa Delgado Pena and Candido A. Contreras, dated June 29, 2007 and recorded in Liber 28361, Folio 165 among the Land Records of Prince George's County, Maryland, with an original principal balance of $320,000.00, and an original interest rate of 7.375%, 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 **May 3, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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. 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,
and Richard J. Rogers, Substitute Trustees

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101070 (4-14,4-21,4-28)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7983 RIGGS ROAD UNIT # 10
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Susana Caldwell, dated August 23, 2006 and recorded in Liber 25924, Folio 736, and re-recorded at Liber 31660, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of $187,000.00, and an original interest rate of 7.125%, 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 **MAY 10, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten 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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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. 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,
and Richard J. Rogers, Substitute Trustees

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101136 (4-21,4-28,5-5)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9610 GLEN WAY
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Charles K. Tucker, dated March 26, 2007 and recorded in Liber 027611, Folio 0519 among the Land Records of Prince George's County, Maryland, with an original principal balance of $342,900.00, 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 **MAY 10, 2011 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 $33,000.00 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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. 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,
and Richard J. Rogers, Substitute Trustees

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101148 (4-21,4-28,5-5)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8110 BIRD LANE
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Katherine M. Reade, dated February 28, 2005 and recorded in Liber 21919, Folio 724 among the Land Records of Prince George's County, Maryland, with an original principal balance of $164,800.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 10, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

101106 (4-21,4-28,5-5)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4609 MORNING GLORY TRAIL
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Yetunde T. Johnson, dated June 17, 2008 and recorded in Liber 29787, Folio 420 among the Land Records of Prince George's County, Maryland, with an original principal balance of $327,413.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 10, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten 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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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. 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,
and Richard J. Rogers, Substitute Trustees

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Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101108 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

510 68TH PLACE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Terry Wright, dated July 20, 2006 and recorded in Liber 26380, Folio 685 among the Land Records of Prince George's County, Maryland, with an original principal balance of $255,600.00, and an original interest rate of 8.090%, 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 **MAY 17, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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101165 (4-28,5-5,5-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15501 N PLATTE DRIVE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Serena Tyler and Gregory F. Tyler, dated December 20, 2006 and recorded in Liber 27292, Folio 33 among the Land Records of Prince George's County, Maryland, with an original principal balance of $233,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 17, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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

101166 (4-28,5-5,5-12)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
2539 Fairhill Drive, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Edward B Mclean, dated January 22, 2007, and recorded in Liber 29371 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 6, 2011
AT 12:00 NOON

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

LOT NUMBERED THIRTY-THREE (33), IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "BLOCKS A, B, C, AND D, KAY PARK."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of $250.00 for outstanding water bills, if any, incurred prior to the date of sale. 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. Purchaser agrees to pay $250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, AND ERIN M. BRADY
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101109 (4-21,4-28,5-5)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
2519 B Kent Town Place, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Travis Chase and Tiffany Williams, dated September 28, 2007, and recorded in Liber 28798 at folio 35 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 16, 2011
AT 12:00 NOON

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

BEING KNOWN AND DESIGNATED AS UNIT 2519 B, IN A HORIZONTAL CONDOMINIUM REGIME ENTITLED "HIGHLAND CONDOMINIUM AT LANDOVER STATION"

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, 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. The purchaser is responsible for any amount in excess of $250.00 for outstanding water bills, if any, incurred prior to the date of sale. 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. Purchaser agrees to pay $250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, AND ERIN M. BRADY
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101155 (4-28,5-5,5-12)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
11 Barberry Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Donna E. Eastmond, dated March 27, 2006, and recorded in Liber 25237 at folio 326 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 2, 2011
AT 12:09 PM.

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

UNIT NUMBERED 40-6, AS SET FORTH IN KETTERING II CONDOMINIUM DECLARATION, WHICH DECLARATION IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 6325, FOLIO 36 AND AS SHOWN ON PLATS ENTITLED, "CONDOMINIUM PLAT, SECTION12, PHASE 40, CONDOMINIUM PHASING PLAT, "KETTERING-BY-THE PARK II",

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of $250.00 for outstanding water bills, if any, incurred prior to the date of sale. 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. Purchaser agrees to pay $250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, STEPHANIE H. HURLEY, AARON D. NEAL, AND ERIN M. BRADY
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101100 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11326 NARROW TRAIL TERRACE
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Uloma Uneze, dated February 22, 2008 and recorded in Liber 29401, Folio 283, and re-recorded at Liber 32012, Folio 479 among the Land Records of Prince George's County, Maryland, with an original principal balance of $288,000.00, 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 **MAY 10, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten 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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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. 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, and Richard J. Rogers, Substitute Trustees

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101137 (4-21,4-28,5-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2206 AMBER MEADOWS DRIVE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from William Cameron and Willie Cameron, dated July 26, 2006 and recorded in Liber 28561, Folio 219 among the Land Records of Prince George's County, Maryland, with an original principal balance of $408,000.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 17, 2011 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 $43,000.00 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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, and Richard J. Rogers, Substitute Trustees

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

101167 (4-28,5-5,5-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2204 LEWISDALE DRIVE
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Jose Raul Pereira, dated October 24, 2005 and recorded in Liber 23774, Folio 296 among the Land Records of Prince George's County, Maryland, with an original principal balance of $272,000.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 17, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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, and Richard J. Rogers, Substitute Trustees

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

101168 (4-28,5-5,5-12)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AT LIBER 26803 AND FOLIO 403.

Improved by premises known as
11820 Capstan Drive, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Everett W Sharpe and Stacey Harkins, dated December 22, 2006, and recorded in Liber 26803 at folio 403 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 2, 2011
AT 12:03 PM.

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

LOT 7, BLOCK F, IN THE SUBDIVISION KNOWN AS "MARYVALE"

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 $56,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of $250.00 for outstanding water bills, if any, incurred prior to the date of sale. 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. Purchaser agrees to pay $250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, STEPHANIE H. HURLEY AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101069 (4-14,4-21,4-28)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6912 ANNAPOLIS ROAD
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Gerson Noel Arias-Canales, dated December 28, 2006 and recorded in Liber 26804, Folio 591 among the Land Records of Prince George's County, Maryland, with an original principal balance of $256,000.00, and an original interest rate of 7.375%, 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 **May 3, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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. 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,
and Richard J. Rogers, Substitute Trustees

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

101071 (4-14,4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14206 GREENVIEW DRIVE
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Michael A. Fanning, dated December 8, 2006 and recorded in Liber 26695, Folio 83 among the Land Records of Prince George's County, Maryland, with an original principal balance of $334,400.00, and an original interest rate of 4.750%, 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 **MAY 17, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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

101169 (4-28,5-5,5-12)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
7936 Grant Drive, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Addo S. Davies and Roseline S. Davies, dated September 29, 2006, and recorded in Liber 26149 at folio 340 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 2, 2011
AT 12:06 PM.

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTEEN (15), IN BLOCK LETTERED "D", IN THE SUBDIVISION KNOWN AS "PLAT NUMBER SEVEN, GLENARDEN WOODS."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of $250.00 for outstanding water bills, if any, incurred prior to the date of sale. 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. Purchaser agrees to pay $250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, AND ERIN M. BRADY
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101101 (4-14,4-21,4-28)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
9767 Quiet Brook Lane, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Akeesha T Day and Bernard Harrison Jr, dated December 20, 2006, and recorded in Liber 27164 at folio 518 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 6, 2011
AT 12:03 PM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 50, BLOCK "K", AS SHOWN ON THAT PLAT OF SUBDIVISION ENTITLED "PLAT TWENTY-FIVE LOTS 19-50, BLOCK "K", PARCEL "C", BLOCK "K", PARCELS "I", BLOCK "L", SUMMIT CREEK."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of $250.00 for outstanding water bills, if any, incurred prior to the date of sale. 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. Purchaser agrees to pay $250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, AND ERIN M. BRADY
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101107 (4-21,4-28,5-5)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
8920 Simeon Court, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Michelle M Price, dated May 26, 2006, and recorded in Liber 25363 re-recorded at 28758 at folio 156 re-recorded at 661 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

MAY 6, 2011
AT 12:06 PM.

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

LOT NUMBERED ONE HUNDRED FIFTY-FOUR (154) IN BLOCK NUMBERED THIRTY-ONE (31) IN THE SUBDIVISION KNOWN AS "SECTION FOUR, BRANDYWINE COUNTRY"

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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. The purchaser is responsible for any amount in excess of $250.00 for outstanding water bills, if any, incurred prior to the date of sale. 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. Purchaser agrees to pay $250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN, AND ERIN M. BRADY
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101144 (4-21,4-28,5-5)

LEGALS

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

TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 6743 MILLTOWN COURT, DISTRICT HEIGHTS, PRINCE GEORGE'S COUNTY, MARYLAND, 20747.

By virtue of the power and authority contained in the Master Deed recorded April 5, 1988, in Liber 6955 at folio 307, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Towns at Walker Mill Condominium Association, Inc. v. Janeen Tyson, et al., Case No: CAE 10-02247, defendants therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

MAY 11, 2011 AT 3:00 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that lot of ground and the improvements thereon described as follows:

Unit numbered 6743, in Building No. 7, in a Horizontal or Condominium Regime entitled "Master Plat, Building NO. 7, Phase 2, THE TOWNS AT WALKER MILL (sic), as per plats thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book NLP 138, at Plats 69 and 70; established pursuant to Title 11, Real Property Article, Sec. 11-101, et seq. of the Annotated Code of Maryland, as amended; and pursuant to Declaration and By-Laws made by Fourth Generation Company, Ltd., a Maryland Corporation, recorded April 5, 1988 in Liber 6974, Folio 181. Together with an undivided percentage interest in the common elements of said Regime in accordance with said Declaration as may be amended or revised from time to time. Being in the 6th Election District of said County. The improvements thereon being known as No. 6743 Milltown Court, District Heights, Maryland 20747.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

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

A deposit shall be required at the time of sale in the amount of Four Thousand and 00/100 Dollars ($4,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of eighteen percent (18%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of $300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

If the 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. Upon refund of the depos¬it, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101132 (4-21,4-28,5-5)

LEGALS

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

TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 553 WILSON BRIDGE DRIVE, #A-1, OXON HILL, PRINCE GEORGE'S COUNTY, MARYLAND, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Gregory A. Drennan, et al, Case No: CAE-11-01269, defendants therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

MAY 11, 2011 AT 2:15 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 553 Wilson Bridge Drive, #A-1, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit numbered 6752/A-1, in Building numbered 2 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in a master deed established the said Horizontal Property Regime, dated November 7, 1972 and recorded December 4, 1972 in Liber 4156 at folio 711, among the aforesaid Land Records, and including the feet (sic) in an undivided interest in the common elements or said Regime appurtenant to said Unit as set out in said master Deed. Being in the 12th Election District of said County.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to any prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

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

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars ($5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereaf¬ter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of $300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

If the 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. Upon refund of the depos¬it, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101129 (4-21,4-28,5-5)

LEGALS

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

TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 555 WILSON BRIDGE DRIVE, #A-1, OXON HILL, PRINCE GEORGE'S COUNTY, MARYLAND, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Ramy A. Inocencio, Case No: CAE-11-01270, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

MAY 11, 2011 AT 2:45 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 555 Wilson Bridge Drive, #A-1, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit numbered 6754/A-1, in Building numbered 2 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in a master deed established the said Horizontal Property Regime, dated November 7, 1972 and recorded December 4, 1972 in Liber 4156 at folio 711, among the aforesaid Land Records, and including the feet (sic) in an undivided interest in the common elements or said Regime appurtenant to said Unit as set out in said master Deed. Being in the 12th Election District of said County.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

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

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars ($5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of $300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

If the 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. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101128 (4-21,4-28,5-5)

The Prince George's Post Newspaper
Your Newspaper of
Legal Record
Wishing you all a Happy and
Safe Weekend!!
Remember, Don'tDrink and
Drive!

LEGALS

Law Offices
GOOZMAN, BERNSTEIN & MARKUSKI
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480
(410) 792-0075

TRUSTEES' SALE

Case No. CAE 10-32489

Of Valuable Real Estate
located in Prince George's County, MD
at 1208 Kings Grant Court
Upper Marlboro, Maryland 20774

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Oscar M. Gabor and Linda H. Gabor to Stanley L. Merson and S. Lynne Pulford, Trustees, dated March 9, 2007, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 27646, at Folio 307, docketed for foreclosure in Civil No. CAE10-32489, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Main Street entrance to the Circuit Court for Prince George's County, Duval Wing, 14735 Main Street, Upper Marlboro, Maryland 20772, on

WEDNESDAY, MAY 18, 2011
AT 11:00 A.M.

all that Property described in the said Deed Of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT 9, AS SHOWN ON PLAT ENTITLED LOTS 1 THRU 11, BLOCK A AND PARCEL A, KINGS GRANT, SECTION III, NORTHAMPTON" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 100, PAGE 15. BEING IN THE 13TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY.

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

A deposit of $7,500.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 3.50% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay $295.00 at settlement to Seller's attorney for review of the settlement documents.

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

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser.

In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

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

MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN
Substitute Trustees

101171 (4-28,5-5,5-12)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

WEDNESDAY, MAY 11, 2011
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

6:00 P.M.

Notice is hereby given that on Wednesday, May 11, 2011, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-9-2011 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389 AND 1170 for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME) AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to provide for wage increases and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

CB-10-2011 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES AFL-CIO AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees, AFL-CIO and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Ingrid M. Turner, Chair

ATTEST: Redis C. Floyd
Clerk of the Council

101173 (4-28,5-5)

LEGALS

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

TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 526 WILSON BRIDGE DRIVE, #D-1, OXON HILL, PRINCE GEORGE'S COUNTY, MARYLAND, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. James E. Parker, Jr., Case No: CAE-11-01271, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

MAY 11, 2011 AT 2:00 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 526 Wilson Bridge Drive, Unit D-1, Oxon Hill, Maryland, and described as follows:

Unit numbered 6727/D-1, in Building numbered 14, in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in a master deed established the said Horizontal Property Regime, dated November 7, 1972 and recorded December 4, 1972 in Liber 4156 at folio 711, among the aforesaid Land Records, and including the feet (sic) in an undivided interest in the common elements or said Regime appurtenant to said Unit as set out in said master Deed. Being in the 12th Election District of said County.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to tax liens filed, and will further be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire state¬ment relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

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

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars ($5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereaf¬ter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of $300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

If the 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. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101130 (4-21,4-28,5-5)

NOTICE

IN THE MATTER OF:
LEROY BLACKWELL SYDNOR

FOR THE CHANGE OF
NAME TO:
LEROY BLACKWELL

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

Case No. CAE 11-08322

A Petition has been filed to change the name of Leroy Blackwell Sydnor to Leroy Blackwell.

The latest day by which an objection to the Petition may be filed is May 16, 2011.

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

101160 (4-28)

NOTICE

IN THE MATTER OF:
OGHENETESIRI IGHO

FOR THE CHANGE OF
NAME TO:
TESIRI IGHO

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

Case No. CAE 11-08363

A Petition has been filed to change the name of Oghenetesiri Igho (Minor Child) to Tesiri Igho.

The latest day by which an objection to the Petition may be filed is May 16, 2011.

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

101161 (4-28)

NOTICE

IN THE MATTER OF:
FETAH TERNAVA

FOR THE CHANGE OF
NAME TO:
FETAH BEGOLLI

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

Case No. CAE 11-08298

A Petition has been filed to change the name of Fetah Ternava to Fetah Begolli.

The latest day by which an objection to the Petition may be filed is May 16, 2011.

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

101159 (4-28)

NOTICE

IN THE MATTER OF:
NEBEYU DARTEDAR

FOR THE CHANGE OF
NAME TO:
ROMEL DARTEDAR

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

Case No. CAE 11-08354

A Petition has been filed to change the name of Nebeyu Dartedar to Romel Dartedar.

The latest day by which an objection to the Petition may be filed is May 16, 2011.

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

101162 (4-28)

LEGALS

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

TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE, LOCATED AT 544 WILSON BRIDGE DRIVE, #B-2, OXON HILL, PRINCE GEORGE'S COUNTY, MARYLAND, 20745.

By virtue of the power and authority contained in the Master Deed recorded December 4, 1972, in Liber 4156 at folio 711, et. seq., and Second Amended And Restated By-Laws of Brookside Park Condominium, Inc. (formerly known as Wilson Bridge Condominium), recorded in Liber 10501 at folio 878, et. seq., among the Land Records of Prince George's County, Maryland, and pursuant to the Order Appointing Trustee to Conduct Sale filed in the Circuit Court for Prince George's County, Maryland, Brookside Park Condominium, Inc. v. Lionel L. Foreman, Case No: CAE-11-01272, defendant therein having unpaid condominium fees, and the plaintiff therein (the "Secured Party"), having filed a Statement of Condominium Lien in the aforesaid Land Records, has requested the undersigned Trustees to sell at public auction on:

MAY 11, 2011 AT 2:30 P.M.

in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772, all that real property and the improvements thereon, being generally known as 544 Wilson Bridge Drive, #B-2, Oxon Hill, Prince George's County, Maryland, 20745, and described as follows:

Unit numbered 6745/B-2, in Building numbered 17 in a Horizontal Property Regime known as "WILSON BRIDGE CONDOMINIUM" as shown on a plat of condominium subdivision entitled "WILSON BRIDGE CONDOMINIUM", recorded in Plat Book WWW 82 at folios 12 et seq., among the Land Records of Prince George's County, Maryland TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in a master deed established the said Horizontal Property Regime, dated November 7, 1972 and recorded December 4, 1972 in Liber 4156 at folio 711, among the aforesaid Land Records, and including the feet (sic) in an undivided interest in the common elements or said Regime appurtenant to said Unit as set out in said master Deed. Being in the 12th Election District of said County.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a condominium, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to a prior deed of trust and any other prior liens of record, the existence of which, and outstand¬ing balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

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

A deposit shall be required at the time of sale in the amount of Five Thousand and 00/100 Dollars ($5,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit at the option of the Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the Purchaser.

With the exception of real property taxes, any and all public charges, regular and special assessments and Washington Suburban Sanitary Commission front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay a review fee of $300.00, plus any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

If the 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. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Marilyn J. Brasier, Trustee, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale.

MARILYN J. BRASIER AND MARK G. LEVIN, Trustees

101131 (4-21,4-28,5-5)

THE PRINCE GEORGE'S POST
CALL 301-627-0900
FAX 301-627-6260
Editorials & Calendar
EMAIL: PGPOST@GMAIL.COM
Have a Safe Weekend
Remember, Don't Drink Alcohol and Drive!

LEGALS

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs
vs.

Larry Chapman aka
Larry F Chapman SR
Defendant

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

Civil No. CAE 10-34329

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 209 Red Jade Drive, Unit 8 1, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2011 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 May, 2011, next.

The report states the amount of sale to be $206,529.88.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101089 (4-14,4-21,4-28)

NOTICE

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

Sheris M. Hunt
1101 Dutton Way
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-29078

Notice is hereby given this 7th day of April, 2011, 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 9th day of May, 2011, 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 9th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be $120,000.00. The property sold herein is known as 1101 Dutton Way, Capitol Heights, MD 20743.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101084 (4-14,4-21,4-28)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs
vs.

Adedeji A Adebiyi aka
Ayinde Adebiyi and
Khadijat Adebiyi
Defendants

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

Civil No. CAE 10-13616

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9051 Continental Place, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2011 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 May, 2011, next.

The report states the amount of sale to be $150,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101085 (4-14,4-21,4-28)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs
vs.

Olusegun Adekunle Okegbenro
Defendant

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

Civil No. CAE 10-13617

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5503 Noble Effort Court, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2011 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 May, 2011, next.

The report states the amount of sale to be $568,057.57.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101086 (4-14,4-21,4-28)

NOTICE

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

Carl S. Johnson
Yvette L. Johnson
10201 Terraco Place
Cheltenham, MD 20623
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-03422

Notice is hereby given this 8th day of April, 2011, 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 9th day of May, 2011, 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 9th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be $271,653.79. The property sold herein is known as 10201 Terraco Place, Cheltenham, MD 20623.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101081 (4-14,4-21,4-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET V PROCTOR

Notice is given that William P Proctor JR whose address is 7205 Hastings Drive, Capitol Heights, MD 20743 was on April 6, 2011 appointed personal representative of the estate of Margaret V Proctor who died on February 15, 2011 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 6th day of October, 2011.

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.

WILLIAM P. PROCTOR JR
Personal Representative

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

Estate No.87162
101104 (4-14,4-21,4-28)

NOTICE

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

Robert B. Floyd
Beverly S. Floyd
8304 Cunningham Drive
College Park, MD 20740
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-02585

Notice is hereby given this 7th day of April, 2011, 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 9th day of May, 2011, 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 9th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be $153,980.91. The property sold herein is known as 8304 Cunningham Drive, College Park, MD 20740.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101082 (4-14,4-21,4-28)

LEGALS

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878
Plaintiff
vs.

Jarrett T. Lancaster
Rena Lancaster
Spirit Of Faith Christian Center
Prince George's County

All persons that have or claim to have any interest in the property, including their heirs, devisees, and personal representatives and any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.
Defendants

In the Circuit Court
for Prince George's County
State of Maryland

Civil Division
CAE 11-08181

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

Nr Piscataway 21.4400 Acres.
Map 152 Grid F2 Par 17
Lib 00147 Fl 163

District, Account No.: 05 0340380
Assessed to Jarrett T & Rena Lancaster
Approximate amount to redeem: $7,000.00

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

It is thereupon this 6th day of April, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED; That notice be given by the insertion of a copy of this Order in The Prince George's Post, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 29th day of April, 2011, warning all persons interested in the property to appear in this Court by the 7th day of June, 2011, and redeem the property and answer the Bill of 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. (An. Code 1957, art. 81, & 107; 1985, Ch 8, & 2; 1986 Ch 825).

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

True Copy—Test:
Marilynn M. Bland, Clerk

101091 (4-14,4-21,4-28)

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878
Plaintiff
vs.

Nemesio Guzman
Tenant
Guzman Construction
Branch Banking and Trust Company
Jordan M. Spivok, Trustee
Philip J. Collins, Trustee
State of Maryland
Prince George's County

All persons that have or claim to have any interest in the property, including their heirs, devisees, and personal representatives and any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.
Defendants

In the Circuit Court
for Prince George's County
State of Maryland

Civil Division
CAE 11-08182

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

(new Const & Land Raise Added 7/1/08)
47,907.0000 Sq. Ft. & Imps.
Forestville Center Lot 15 Blk B Lib 09791 Fl 058

District, Account No.: 06 0503979
Assessed to Nemesio Guzman
Approximate amount to redeem: $15,000.00

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

It is thereupon this 6th day of April, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED; That notice be given by the insertion of a copy of this Order in The Prince George's Post, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 29th day of April, 2011, warning all persons interested in the property to appear in this Court by the 7th day of June, 2011, and redeem the property and answer the Bill of 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. (An. Code 1957, art. 81, & 107; 1985, Ch 8, & 2; 1986 Ch 825).

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

True Copy—Test:
Marilynn M. Bland, Clerk

101090 (4-14,4-21,4-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES W ANDERSON

Notice is given that Valerie J. Felter whose address is 5733 Meyer Avenue, New Market, MD 21774 was on March 31, 2011 appointed personal representative of the estate of James W. Anderson who died on February 20, 2011 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 30th day of September, 2011.

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.

VALERIE J FELTER
Personal Representative

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

Estate No.87177
101079 (4-14,4-21,4-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSEMARY FERGUSON

Notice is given that Richard T Grimes, JR whose address is 12106 Flint Lane, Bowie, MD 20715 was on March 31, 2011 appointed personal representative of the estate of Rosemary Ferguson who died on March 1, 2011 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 30th September, 2011.

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.

RICHARD T GRIMES JR
Personal Representative

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

Estate No.87178
101080 (4-14,4-21,4-28)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees
Plaintiffs
vs.

Dashawn R. Dillard and
Dessalyn S. Dillard
Defendants

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

Civil No. CAE 11-01274

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1512 Kingshill Street, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2011 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 May, 2011, next.

The report states the amount of sale to be $195,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101087 (4-14,4-21,4-28)

LEGALS

Stuart R. Rombro, Esquire
Rosenberg Martin Greenberg, LLP
25 S. Charles St., #2115
Baltimore, MD 21201
410-727-6600

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROY B. STRANG

Notice is given that Patricia Hogan whose address is 69 Haven Avenue, Port Washington, NY 11050 was on April 6, 2011 appointed personal representative of the estate of Roy B. Strang who died on November 21, 2010 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 6th day of October, 2011.

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.

PATRICIA HOGAN
Personal Representative

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

Estate No.86782
101105 (4-14,4-21,4-28)

NOTICE

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

Alexander E. Richardson
7124 Meadow Green Terrace
a/k/a Unit No. 2
Hyattsville, MD 20785
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-03494

Notice is hereby given this 15th day of April, 2011, 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 16th day of May, 2011, 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 16th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be $192,050.04. The property sold herein is known as 7124 Meadow Green Terrace a/k/a Unit No. 2, Hyattsville, MD 20785.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101146 (4-21,4-28,5-5)

NOTICE

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

Howard Taylor
12515 Monterey Circle
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-03435

Notice is hereby given this 15th day of April, 2011, 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 16th day of May, 2011, 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 16th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be $700,000.00. The property sold herein is known as 12515 Monterey Circle, Fort Washington, MD 20744.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101145 (4-21,4-28,5-5)

NOTICE

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

Vivian Ogechi-Onyeanusi,
a/k/a Vivian Onyeanusi
Emmanuel Onyeanusi
10316 Old Fort Road
Fort Washington, MD 20744
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-02586

Notice is hereby given this 7th day of April, 2011, 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 9th day of May, 2011, 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 9th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be $139,500.00. The property sold herein is known as 10316 Old Fort Road, Fort Washington, MD 20744.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101083 (4-14,4-21,4-28)

ORDER OF PUBLICATION

James Schneider
406 Longdraft Rd.
Gaithersburg, Maryland 20878
Plaintiff
vs.

UPH, LLC; AKA United Property Holdings, LLC;
Joseph P. Corish, substitute trustee
Leo S. Fisher, substitute trustee
Millennium Bank, N.A.
Prince George's County

All persons that have or claim to have any interest in the property, including their heirs, devisees, and personal representatives and any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest.
Defendants

In the Circuit Court
for Prince George's County
State of Maryland

Civil Division
CAE 11-9271

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

E 67 Ft Lots 2,3 & E 67 Ft Lot 1 Ex 12.5 Sq Ft 5,025.0000 Sq. Ft. & Imps.
Maryland Park- Blk 4 Lib 00000 Fl 000

District, Account No.: 18 2014108
Assessed to United Property Holdings, LLC
Approximate amount to redeem: $6000.00

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

It is thereupon this 13th day of April, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED; That notice be given by the insertion of a copy of this Order in The Prince George's Post, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 6th day of May, 2011, warning all persons interested in the property to appear in this Court by the 14th day of June, 2011, and redeem the property and answer the Bill of 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. (An. Code 1957, art. 81, & 107; 1985, Ch 8, & 2; 1986 Ch 825).

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

True Copy—Test:
Marilynn M. Bland, Clerk

101116 (4-21,4-28,5-5)

NOTICE

IN THE MATTER OF:
JELANI AVERY SMITH

FOR THE CHANGE OF
NAME TO:
JELANI AVERY BYRD

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

Case No. CAE 11-08495

A Petition has been filed to change the name of Jelani Avery Smith (Minor Child) to Jelani Avery Byrd.

The latest day by which an objection to the Petition may be filed is May 16, 2011.

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

101163 (4-28)

LEGALS

ORDER OF PUBLICATION

CONSULTING RE, LLC
14416 Old Mill Road #201
Upper Marlboro, MD 20772

Plaintiff

vs.

MAURY CALHOUN
100 S. Van Dorn Street
Alexandria, VA 22304

PRINCE GEORGE'S COUNTY, MARYLAND
Serve: Stephanie P. Anderson, County Attorney, County Administration Building, Upper Marlboro, MD 20772

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the ELEVENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendant

In the Circuit Court for Prince George's County, Maryland
CAE 11-09111

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

Tax Account Number 11-1140235: Grid C2, Tax Map 144, Parcel 143, and recorded among the Land Records of Prince George's County, containing approximately 4.5470 acres, assessed to Mary Calhoun, per Deed recorded in Liber 29803 at Folio 139; Account Number 11-140235. $1,488.11 was paid to the Collector at the time of the sale, as well as a high bid premium of $30.80.

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

It is thereupon this 13th day of April, 2011, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June, 2011, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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
101113 (4-21,4-28,5-5)

NOTICE

IN THE MATTER OF:
CHRISTOPHER DEANDRE CODRINGTON

TREVON OMARI CODRINGTON

FOR THE CHANGE OF NAME TO:
CHRISTOPHER DEANDRE CHRISTIAN

TREVON OMARI CHRISTIAN

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-08476

A Petition has been filed to change the name of (Minor Children) Christopher Deandre Codrington to Christopher Deandre Christian and Trevon Omari Codrington to Trevon Omari Christian.

The latest day by which an objection to the Petition may be filed is May 16, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
101172 (4-28)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Woodrow Grant, Jr.
7611 Woodyard Road
Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-16706

Notice is hereby given this 21st day of April, 2011, 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 23rd day of May, 2011, 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 23rd day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be $602,200.65. The property sold herein is known as 7611 Woodyard Road, Clinton, MD 20735.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101156 (4-28,5-5,5-12)

SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ARTHUR COREY COOK

Notice is given that Korie Cook whose address is 5814 Ottawa Street, Forest Heights, MD 20745 was on April 4, 2011 appointed personal representative of the small estate of Arthur Corey Cook who died on March 23, 2011 without a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

KORIE COOK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No.87209
101157 (4-28)

Andrew W. Dyer, Esquire
14746 Main St., PO Box 69
Upper Marlboro, MD 20773

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LEONARD P. STANTON, SR.

Notice is given that Leonard P. Stanton, Jr. whose address is 6810 Craig Lane, Clinton, MD 20735 was on April 15, 2011 appointed personal representative of the estate of Leonard P. Stanton, Sr. who died on March 5, 2011 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 15th day of October, 2011.

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.

LEONARD P. STANTON, JR.
Personal Representative

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

101158 (4-28,5-5,5-12)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16–207 of the Annotated Code of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

MAY 6, 2011
AT 10:00 A.M.

99 FORD
VIN #: 1FDRE14W4XHC04885

04 MERCURY
VIN #: 4M2ZU86K44UJ26518

02 CHEVY
VIN #: 1G1WF52E939149914
Merlin Auto Club, Forestville, Md

Sale to be held at:
J & M Auto
5921 Arbor Street
Hyattsville, MD 20781

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

101177 (4-28,5-5)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on May 16th, 2011. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 4919 2004 TOYOTA Highlander-4 Cyl.
VIN# JTEGD21A040093481
LORD'S COLLISION EXPERTS T/A SECURITY AUTOBODY
6400 WINDSOR MILL RD
BALTIMORE

LOT# 5282 1999 DODGE TRUCK Ram 3500 Pickup-V8
VIN# 1B7MF3360XJ555729
HOUSE OF METAL AUTOBODY
3000 WILKENS AVE
BALTIMORE

LOT# 5354 2007 DODGE Magnum-V6
VIN# 2D4FV47V97H633173
TOMMY'S BODY SHOP INC
6609 SUITLAND ROAD
MORNINGSIDE

LOT# 5452 2005 CHEVROLET Impala-V6
VIN# 2G1WF55K359260947
AAMCO TRANSMISSIONS
3501 POHANKA PL
MARLOW HEIGHTS

LOT# 5453 1997 FORD TRUCK Expedition-V8
VIN# 1FMEU18W6VLA55689
AAMCO TRANSMISSIONS
3501 POHANKA PL
MARLOW HEIGHTS

LOT# 5454 2003 MAZDA B3000 Pickup-V6
VIN# 4F4YR12U13TM20620
CROPPER'S INC
10013 OLD OCEAN CITY BLVD
BERLIN

LOT# 5455 1997 PETERBILT CONVENTIONAL
VIN# 1XP5DR9XXVN432134
CROPPER'S INC
10013 OLD OCEAN CITY BLVD
BERLIN

LOT# 5462 2003 VOLKSWAGEN Passat-4 Cyl.
VIN# WVWPD63B43P058840
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT# 5464 2003 CADILLAC CTS-V6
VIN# 1G6DM57N130110616
HILLTOP MOTORS INC
4863 MARLBORO PIKE
CAPITOL HEIGHTS

TERMS OF SALE: CASH

PUBLIC SALE

The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

101180 (4-28,5-5)

THE PRINCE GEORGE'S POST

CALL 301-627-0900

FAX 301-627-6260
Editorials & Calendar

EMAIL: PGPOST@GMAIL.COM

Have a Safe Weekend

Remember, Don't Drink Alcohol and Drive!

David R. Cross
115 Centerway
Greenbelt, MD 20770
301-474-5705

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELIZABETH M. WINEBERG

Notice is given that Karen Elizabeth Creasy whose address is 5006 Edgewood Road, College Park, MD 20740 was on April 21, 2011 appointed personal representative of the estate of Elizabeth M. Wineberg who died on March 30, 2011 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 21st day of October, 2011.

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.

KAREN ELIZABETH CREASY
Personal Representative

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

Estate No.87351
101179 (4-28,5-5,5-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Kenneth Sanders
Ellen R. Sanders
Kenneth Sanders Foundation Trust
Kenneth Sanders Foundation Trust, c/o Raymond Renfrow, Trustee
Kenneth Sanders Foundation Trust, c/o Ken Sanders, Trustee
Kenneth Sanders Foundation Trust, c/o Wilbur L. Daniels, Trustee

12118 Birchview Drive
Clinton, MD 20735

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-20285

Notice is hereby given this 26th day of April, 2011, 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 26th day of May, 2011, 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 26th day of May, 2011.

The Report of Sale states the amount of the foreclosure sale price to be $150,010.33. The property sold herein is known as 12118 Birchview Drive, Clinton, MD 20735.

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

True Copy—Test:
Marilynn M. Bland, Clerk
101178 (4-28,5-5,5-12)

LEGALS

NOTICE TO CONTRACTORS

INVITATION TO BID

NEW CONSTRUCTION ONLY: Walker Mill Community Development Corporation (WMCDC) Daycare and Training Center, 6719 Walker Mill Road Capitol Heights, Maryland 20743

Bid Due Date: May 26, 2011 at 11:00 a.m. (EDT)

Walker Mill Community Development Corporation (WMCDC) is requesting your company to submit a firm lump sum proposal for the construction of the facility at the aforementioned address.

The Work includes the construction of a 1 story wood framed building (w/partial basement) as described in the construction documents to include site improvements and complete building systems used to provide educational and supervision services for children 2 -1/2 years of age to 6th grade. Project will be constructed under a single prime contract.

This is a federally assisted project utilizing funds provided under the Housing and Community Act of 1974. For all work performed in carrying out a Community Development Block Grant funded project, all contractor solicitations and bid announcements must include notice to the public and to potential bidders that the project is subject to the following Federal laws and regulations: Housing and Community Development Act of 1974, Public Law 93-383, as amended; Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u; 24 CFR Part 135 (Economic Opportunities for Low- and Very Low-Income Persons); Executive Order 11246 (Equal Employment Opportunity); Clean Air Act of 1963, 42 U.S.C. 1857, as amended; 40 CFR Part 15 (Anti-Pollution Standards); Davis-Bacon Act, as amended, 40 U.S.C. 276a-276a-5, 29 CFR Parts 1, 3, 5, 6, and 7; Copeland (Anti-Kickback) Act, 48 Stat. 948, 40 U.S.C. 276(c); Contract Work Hours and Safety Standards Act, 40 U.S.C. 327-332; Fair Labor Standards Act; 24 CFR Part 35 (Lead-Based Paint Hazards); Civil Rights Act of 1964, Title VI, Public Law 88-352; and Section 504 of the Rehabilitation Act of 1973.

Additional provisions may apply depending upon the nature of the work to be performed and the contract price. All of the above provisions are more fully described in the "Instructions to Bidders" and "General Conditions" sections of the contract documents available from the [insert name of Sub grantee].

All proposals shall be in accordance with the plans and specifications prepared by Consultant, Architect, and Engineer to provide drawings and specifications, development phase, design phase, permit phase and construction phase as well as any subsequent information letters prepared by WMCDC. Proposals shall acknowledge receipt of all such information letters. Receipt of all such information letters. Proposed forms of contract and bid documents, including plans and specifications, are on file at the office of Arel Architects Inc., 8040 Old Alexandria Ferry Road, Clinton, Maryland 20735. General contractors AT COST can obtain copies of the documents from the designated project printer - TRC, Inc, 4451 Parliament Place, Ste K, Lanham, MD. 20706 (301) 459-2679 or (800) 527-9654. Documents will be available on or after Friday, April 22, 2011. Copies of the bid documents will also be on file for review at the Dodge Reports, 1050 Cromwell Bridge Road, Towson Maryland, 21286.

PRE-BID: A mandatory pre-bid meeting and walk through of the site will be held on **May 10, 2011**, (EDT). It is imperative that all bidders and their required subcontractors and vendors be familiar with the existing site conditions.

BONDS: Proposal shall include the cost to provide performance and payment bonds in the bid (100% of bid amount).

SCHEDULE: Beneficial Use and Occupancy for Owner of the new work will be within 180 calendar days.

TAXES: This project is exempt from State of Maryland sales and use taxes in accordance with WMCDC's tax exempt certificate.

WAGES: This project is a prevailing wage project.

CONTRACT: The successful bidder will be required to enter into a Standard AIA (A101) agreement with WMCDC.

INSURANCE: Limits required for General Liability insurance are: $1,000,000.00 combined single limit for bodily injury and property damage. Automobile Liability insurance covering all owned, non-owned, and hired automobiles is $1,000,000.00 for bodily injury, including death and property damage.

WORKMEN"S COMPENSATION: With the minimum statutory limits as required by Maryland State Law.

QUESTIONS: Any requests for additional information shall be directed to Ronald Lipford at 240-546-0318, (301) 868-7400 (fax) or by email (preferred) rlipford @Arelarchitects.com.

Bids shall be hand delivered in person by mail or courier to:
Arel Architects, Inc.
8040 Old Alexandria Ferry Road,
Clinton, Maryland 20735

This is a federally assisted project utilizing funds provided under the Housing and Community Act of 1974. For all work performed in carrying out a Community Development Block Grant funded project, all contractor solicitations and bid announcements must include notice to the public and to potential bidders that the project is subject to the following Federal laws and regulations: Housing and Community Development Act of 1974, Public Law 93-383, as amended; Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u; 24 CFR Part 135 (Economic Opportunities for Low- and Very Low-Income Persons); Executive Order 11246 (Equal Employment Opportunity); Clean Air Act of 1963, 42 U.S.C. 1857, as amended; 40 CFR Part 15 (Anti-Pollution Standards); Davis-Bacon Act, as amended, 40 U.S.C. 276a-276a-5, 29 CFR Parts 1, 3, 5, 6, and 7; Copeland (Anti-Kickback) Act, 48 Stat. 948, 40 U.S.C. 276(c); Contract Work Hours and Safety Standards Act, 40 U.S.C. 327-332; Fair Labor Standards Act; 24 CFR Part 35 (Lead-Based Paint Hazards); Civil Rights Act of 1964, Title VI, Public Law 88-352; and Section 504 of the Rehabilitation Act of 1973.

Minority-, woman-owned and local businesses are encouraged to apply. Bidders and subcontractors must be Equal Employment Opportunity employers.

WMCDC is an Equal Employment Opportunity employer. We encourage minority / women owned business to apply for this contract opportunity. WMCDC reserves the right to reject any and all bids, or to award work to other than low bidder. Proposals shall be valid for ninety (90) days.

101181 (4-28)

ANNOUNCEMENT

NOTICE OF ELECTION

The City of District Heights, Maryland will hold an election for the purpose of electing two Commissioners, one from each, Ward I and Ward II.

The election will take place on:
Monday May 02, 2011
Polls Open: 10am to 8pm
E. Michael Roll Municipal Building-Gymnasium
2000 Marbury Drive
District Heights, MD 20747

The following candidates have been certified to run for the Office of Commissioner in the City of District Heights:

Commissioner-Ward I
Jack C. Sims-incumbent

Commissioner-Ward II
Eddie L. Martin-incumbent

101141 (4-21,4-28)

LEGALS

MECHANIC'S LIEN PUBLIC AUCTION SALE

In accordance and by virtue of Commercial Law, Sections 16-202, 16-203 and 16–207, of the Maryland Annotated Code. The undersigned Garage Keepers (lienor) will sell the following vehicles at public auction for storage, repairs, and other lawful charges at the below listed locations at **10:00 A.M. on May, 5, 2011**:

BROTHERS AUTO SERVICE, LLC
4620 INGRAHAM STREET
HYATTSVILLE, MD 20781

1. 2007, CHEVROLET, 4 DOOR
VIN# 3GNFK16Y97G225103

UNIBODY AUTO WORLD,
4650 TENGLEWOOD DRIVE
HYATTSVILLE, MD 20781

2. 2007, HONDA,
VIN#
5J6YH28797L009792

The Garage Keepers Reserve the Right to Bid at the Public Auction and the Terms of Sale are CASH. Please call LeagalWork Services, LLC for inquiries at 800-991-9101

101150 (4-21,4-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GEORGE MCGEE

Notice is given that Lashawn A Knox whose address is 4261 Duke Street, Apt. A3, Alexandria, VA 22304 and Ashley McGee whose address is 3233 Walters Lane, Apt. 202, Forestville, MD 20747 were on April 8, 2011 appointed co-personal representatives of the estate of George McGee who died on February 26, 2011 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 co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of October, 2011.

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 co-personal representatives mail or otherwise deliver 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.

LASHAWN A KNOX
ASHLEY MCGEE
Co-Personal Representatives

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

Estate No.87260
101112 (4-21,4-28,5-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NEWTON HENRY GALES SR

Notice is given that Brenda Lane whose address is 4833 Cavallo Way, Woodbridge, VA 22192 was on April 5, 2011 appointed personal representative of the estate of Newton Henry Gales, SR. who died on January 27, 2011 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 5th day of October, 2011.

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.

BRENDA LANE
Personal Representative

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

Estate No.87044
101110 (4-21,4-28,5-5)

Mooring Tax Asset Goup, LLC
Certificate No. 822150

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
5101 Wisconsin Avenue, N.W.
Washington, DC 20016-4137

Plaintiff

vs.

Allentown Way, LLC
Serve: Stephen J. Troese,
Resident Agent
5827 Allentown Way
Camp Springs, MD 20748

And

PNC Bank, National Association, Lender
Serve: CSC- Lawyers Incorporating Service Company, Resident Agent 7 St. Paul Street, Ste. 1660
Baltimore, MD 21202

And

David V. Fontana, Trustee
C/O Gebhardt & Smith, LLP
One South Street, Ste. 2200
Baltimore, MD 21202

And
Richard A. DuBose, III, Trustee
C/o Gebhardt & Smith, LLP
One South Street, Ste. 2200
Blatimore, MD 21202

And

Prince George's County, Maryland
Serve: Stephanie P. Anderson, County Attorney
14741 Governor Oden Bowie Drive, Room 5121
Upper Marlboro, MD 20772

And all other persons having or claiming to have an interest in 5833 ALLENTOWN WAY, TEMPLE HILLS, MD 20748,

19,399.0000 Sq. Ft. & Imps.
Allentown Plaza
Lot 10 Blk B
Account No.: 087605-2
Liber: 13642
Folio: 651
Assmt: $486,700
Ass'd to: Allentown Way, LLC

Defendants

In the Circuit Court for Prince George's County, Maryland
CAE 11-09227

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

5833 ALLENTOWN WAY, TEMPLE HILLS, MD 20748

19,399.0000 Sq. Ft. & Imps.
Allentown Plaza
Lot 10 Blk B
Account No.: 087605-2
Liber: 13642
Folio: 651
Assmt: $486,700
Ass'd to: Allentown Way, LLC

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

It is thereupon this 13th day of April, 2011, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June 2011, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Marilynn M Bland, Clerk

101126 (4-21,4-28,5-5)

ORDER OF PUBLICATION

CONSULTING RE, LLC
14416 Old Mill Road #201
Upper Marlboro, MD 20772

Plaintiff

vs.

DAVID T. DAWSON
120 32nd Court, SW
Vero Beach, FL 32968

PRINCE GEORGE'S COUNTY, MARYLAND
Serve: Stephanie P. Anderson, County Attorney, County Administration Building, Upper Marlboro, MD 20772

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the SEVENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendant

In the Circuit Court for Prince George's County, Maryland
CAE 11-09113

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

Tax Account Number 07-0797670: Grid A2, Tax Map 77, Parcel 24, and recorded among the Land Records of Prince George's County, containing approximately 22.3390 acres, assessed to David T. Dawson, per Deed recorded in Liber 7102 at Folio 897; Account Number 07-0797670. $380.19 was paid to the Collector at the time of sale as well as a high bid premium $3.60.

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

It is thereupon this 13th day of April, 2011, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June, 2011, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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

101115 (4-21,4-28,5-5)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on May 9th, 2011. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 5252 1998 KAWASAKI ZX6E
VIN# JKAZX4E18WB513855
LEE GREY CYCLE SOLUTIONS LLC
619F HAMPTON PARK BLVD
CAPITAL HEIGHTS

LOT# 5264 2001 CHEVROLET TRUCK G3500
VIN# 1GCHG35R911146903
BOWIE SHELL
15661 ANNAPOLIS ROAD
BOWIE

LOT# 5291 1997 FORD TRUCK F150 Pickup-V8
VIN# 1FTDX0720VKA34052
ED CONEY AUTO BODY REPAIR
7960 CRYDEN WAY
DISTRICT HEIGHTS

LOT# 5365 1998 NISSAN Pathfinder-V6
VIN# JN8AR05Y5WW211343
POSADO'S AUTO BODY SHOP
6104 KENILWORTH AVE
RIVERDALE

LOT# 5428 1998 DODGE TRUCK Ram 1500 Pickup-V8
VIN# 3B7HC12Y4WM290185
DARCARS CHRYSLER JEEP DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 5439 2004 FORD TRUCK Explorer-V6
VIN# 1FMDU74KX4ZA41534
FREESTATE AUTO & TRUCK
9142 EDGEWORTH DRIVE
CAPITAL HEIGHTS

LOT# 5440 2006 NISSAN Altima-4 Cyl.
VIN# 1N4AL11D96N418027
FREESTATE AUTO & TRUCK
9142 EDGEWORTH DRIVE
CAPITAL HEIGHTS

LOT# 5441 2001 AUDI A6-V6
VIN# WAUED64B21N140514
SALT HOUSE CORP t/a TWIN-BROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE

LOT# 5442 1988 JEEP CHEROKEE
VIN# 1JCMR7845JT129289
SALT HOUSE CORP t/a TWIN-BROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE

LOT# 5443 1984 OLDSMOBILE 98
VIN# 1G3AM69Y1ER363124
SALT HOUSE CORP t/a TWIN-BROOK EXXON
12600 TWINBROOK PKWY
ROCKVILLE

LOT# 5444 2001 DAEWOO Nubira-4 Cyl.
VIN# KLAJB82Z11K681386
SURF'S UP BODY SHOP
5020 WABASH AVE
BALTIMORE

LOT# 5445 2001 CHRYSLER Sebring-V6
VIN# 4C3AG52H91E091373
BLADENSBURG TRANSMISSIONS
4726 ANNAPOLIS RD
BLADENSBURG

LOT# 5446 2001 MAZDA 626
VIN# 1YVGF22C515251109
GLENMONT SUNOCO
12321 GEORGIA AVE
SILVER SPRING

LOT# 5447 2000 GMC LIGHT DUTY Yukon-V8
VIN# 1GKEK13T6YJ187377
POWELL'S AUTO SVC
8963 EARLY APRIL WAY #L
COLUMBIA

TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

101149 (4-21,4-28)

Safia S. Kadir
Heise Jorgensen & Stefanelli, P.A.
18310 Montgomery Village Avenue
Suite 400
Gaithersburg, MD 20879
301-977-8400

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BETTY B. FRANCIS

Notice is given that James E. Francis whose address is 12422 Port Haven Drive, Germantown, MD 20874 was on April 13, 2011 appointed personal representative of the estate of Betty B. Francis who died on January 5, 2011 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 13th day of October, 2011.

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.

JAMES E. FRANCIS
Personal Representative

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

Estate No.87283
101111 (4-21,4-28,5-5)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

Plaintiffs

vs.

Charles Powell and
Janice F Powell

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-00011

ORDERED, this 7th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9610 Old Allentown Road, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of May, 2011 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 May, 2011, next.

The report states the amount of sale to be $144,500.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101088 (4-14,4-21,4-28)

ORDER OF PUBLICATION

CONSULTING RE, LLC
14416 Old Mill Road #201
Upper Marlboro, MD 20772

Plaintiff

vs.

MAURY CALHOUN
100 S. Van Dorn Street
Alexandria, VA 22304

PRINCE GEORGE'S COUNTY, MARYLAND
Serve: Stephanie P. Anderson, County Attorney, County Administration Building, Upper Marlboro, MD 20772

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the ELEVENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

Defendant

In the Circuit Court for Prince George's County, Maryland
CAE 11-09112

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

Tax Account Number 11-1174572: Grid C2, Tax Map 144, Parcel 37, and recorded among the Land Records of Prince George's County, containing approximately 1.6880 acres, assessed to Mary Calhoun, per Deed recorded in Liber 29803 at Folio 139; Account Number 11-1174572. $1,164.30 was paid to the Collector at the time of sale.

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

It is thereupon this 13th day of April, 2011, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of May, 2011, warning all persons interested in the said properties to be and appear in this Court by the 14th day of June, 2011, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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

101114 (4-21,4-28,5-5)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX
SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

Plaintiff

vs.

Disabled Workers of America II, Inc.
Investor Services, Inc.
Charles L. Tobias, Trustee
Equity Trust Company, Custodian for the Benefit of James B. Woodruff, IRA
David H. Cohen, Substitute Trustee
The Joan and Robert Karl Revocable Trust dated 11/03/88

5605 LIVINGSTON ROAD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County and Collector of State and County Taxes for said County known as:

5605 Livingston Rd., Forest Heights, MD 20745, Election District, described as follows: All that lot of land and imps. Lt. 3 Ex 203.6 Sq Ft to P G Co. 8,807,9000 Sq. Ft. & Imps. Forest Heights BLK 3 Assmt $342,000 Lib 16257 FL 427

In the Circuit Court for Prince George's County, Maryland
CAE 11-09294

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5605 Livingston Rd., Forest Heights, MD 20745 in the 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:

All that lot of land and imps., Lt 3 Ex 203.6 Sq Ft to PG Co 8,807,9000 Sq. Ft. & Imps. Forest Heights Blk 3 Assmt $342,000 Lib 16257 FL 427

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

It is thereupon this 13th day of April, 2011, 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 6th day of May, 2011, and redeem the property 5605 Livingston Rd., Forest Heights, Maryland 20745 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's 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

101125 (4-21,4-28,5-5)

ORDER OF PUBLICATION

U.S. LIENS, LLC
P.O. Box 352
Gambrills, Maryland 21054

Plaintiff

vs.

22 PROPERTIES, LLC
Care of: Eric Brake, Sr.
Resident Agent
718 Streamside Drive
Bowie, Maryland 20721

and

UNKNOWN OWNER OF PROPERTY 3107 Good Hope Avenue, Unit N-715, Temple Hills, Map 80, Grid A4, Subdivision 5415, Acct No. 06-0612382, the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest.

and

THE COUNTY OF PRINCE GEORGE'S
Serve on: Stephanie P. Anderson
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or claiming to have an interest in 3107 Good Hope Avenue, Unit N-715, Temple Hills

Defendant

In the Circuit Court for Prince George's County, Maryland
CAE 11-09284

The object of this proceeding is to secure the following property, 3107 Good Hope Avenue, Unit N-715, Temple Hills, Account No. 06-0612382 and assessed to 22 Properties, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

3107 Good Hope Avenue, Unit N-715, Temple Hills, District 06, Map 080, Grid A4, Subdivision 5375, Acct No. : 0612382

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon, this 13th day of April, 2011, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three (3) successive weeks, before the 6th day of May, 2011, warning all persons interested in said property to be and appear in this Court by the 14th day of June, 2011, to redeem the property, 3107 Good Hope Avenue, Unit N-715, Temple Hills, Account No. 06-0612382, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, U.S. LIENS, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101135 (4-21,4-28,5-5)

NOTICE

Deborah K. Curran, et al.
Substitute Trustees

Plaintiffs

vs.

Ibad U Rehman

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-23032

ORDERED, this 15th day of April, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 205 Major King Lane, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of May, 2011 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 16th day of May, 2011, next.

The report states the amount of sale to be $432,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

101147 (4-21,4-28,5-5)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16–207 of the Annotated Code of Maryland, Mary J. Dailey, Ft. Washington, MD will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

APRIL 29, 2011
AT 10:00 A.M.

1994 FORD
VIN#: 3FARP13J9RR157395

Sale to be held at:
J & M Auto
5921 Arbor Street
Hyattsville, MD 20781

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

101142 (4-21,4-28)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

16300 ABBEY DRIVE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Harry C. O'Haver, dated August 26, 2005 and recorded in Liber 23264, Folio 714 among the Land Records of Prince George's County, Maryland, with an original principal balance of $391,000.00, and an original interest rate of 6.625%, 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 **MAY 17, 2011 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 $42,000.00 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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

101170 (4-28,5-5,5-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8704 RIGGS RD
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Judith A. Ogwumike, dated September 14, 2007 and recorded in Liber 28717, Folio 033 among the Land Records of Prince George's County, Maryland, with an original principal balance of $356,000.00, and an original interest rate of 7.250%, 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 **MAY 17, 2011 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 $42,500.00 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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

101176 (4-28,5-5,5-12)

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

19 POST OFFICE AVENUE, UNIT 1
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Jose L. Gelabert, dated July 27, 2007 and recorded in Liber 28451, Folio 220 among the Land Records of Prince George's County, Maryland, with an original principal balance of $149,900.00, 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 **MAY 17, 2011 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 $16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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

101174 (4-28,5-5,5-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5303 WEAVER TERRACE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Renee Violet Washington and Lucy V. Ferrell, dated March 27, 2007 and recorded in Liber 27699, Folio 210 among the Land Records of Prince George's County, Maryland, with an original principal balance of $270,400.00, and an original interest rate of 7.250%, 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 **MAY 17, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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,
and Richard J. Rogers, Substitute Trustees

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7610 BROOKLYN BRIDGE ROAD
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Faustina Acquah, dated August 19, 2005 and recorded in Liber 22853, Folio 007, and re-recorded at Liber 31504, Folio 385 among the Land Records of Prince George's County, Maryland, with an original principal balance of $312,000.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 17, 2011 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of $36,500.00 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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.

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and Richard J. Rogers, Substitute Trustees

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101175 (4-28,5-5,5-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9048 FLORIN WAY
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Sean Erby, dated September 28, 2007 and recorded in Liber 28834, Folio 394 among the Land Records of Prince George's County, Maryland, with an original principal balance of $252,227.00, 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 **MAY 17, 2011 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 to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses 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. Purchaser agrees to pay to the Sellers' attorneys a fee of $295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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, in which case the purchaser agrees to pay attorneys fees of $1,250.00, plus costs, to the Trustees. 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.

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