

LEGALS

PUBLIC NOTICE

Pursuant to Section 323 of the Charter for Prince George’s County, Maryland, notice is hereby given that the following six (6) bond enabling act referenda (Questions A, B, C, D, E and F) will be submitted to the voters of Prince George’s County, Maryland, at the General Election to be held on November 2, 2010, and if at said election a majority of the votes cast on each question shall be in favor of the proposed enabling act, such act shall stand approved.

QUESTION A
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2010 Legislative Session

Bill No.	CB-49-2010 (DR-1)
Chapter No.	35
Proposed and Presented by	The Chairman (by request – County Executive)
Introduced by	Council Members Dean, Exum, Dernoga, Harrison and Olson
Date of Introduction	June 15, 2010

BILL

AN ACT concerning
Borrowing to Finance Capital Projects for Public Works and Transportation Facilities

For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$62,255,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$62,255,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, Public Works and Transportation Facilities (including roads and bridges, parking lots and maintenance facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2011-2016, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
FD664101	Auth Road II
FD661011	Bridge Repair and Replacement 2
FD661102	BR-Fenno Road
FD668192	BR-Livingston Road
FD661112	BR-Oxon Hill Road
FD668152	BR-Sunnyside Avenue
FD661122	BR-Varnum Street
FH661071	Bus Mass Transit/Metro Access 2
FD661021	Curb and Road Rehabilitation 2
FD664121	Hill Road III
FD661001	Konterra Infrastructure Development
FD667333	Planning & Site Acquisition
FD661031	Revitalization and Beautification 2
FD664241	Right of Way Modifications
FD661041	Street Lights and Traffic Signals 2
FD664081	Suitland Road
FD661051	Traffic Congestion Improvements 2
FD661061	Transportation Enhancements 2

Reference to the County’s capital program for the fiscal years 2011-2016 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of Sections 10 and 11 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by Section 24 of Article 31 of the Annotated Code of Maryland, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Public Works and Transportation Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Public Works and Transportation Facilities, the cost of issuance of such bonds for such Public Works and Transportation Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 2, 2010. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

PUBLIC WORKS AND TRANSPORTATION FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$62,255,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Public Works and Transportation Facilities (including roads and bridges, parking lots, and maintenance facilities), as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to Section 12 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by Sections 12-201 to 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 13th day of July, 2010.

LEGALS

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND
BY: Thomas E. Dernoga
Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

APPROVED:
BY: Jack B. Johnson
County Executive

DATE: July 27, 2010

QUESTION B
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2010 Legislative Session

Bill No.	CB-50-2010 (DR-1)
Chapter No.	36
Proposed and Presented by	The Chairman (by request – County Executive)
Introduced by	Council Members Dernoga, Exum, Olson and Dean
Date of Introduction	June 15, 2010

BILL

AN ACT concerning
Borrowing to Finance Capital Projects for County Buildings

For the purpose of authorizing Prince George’s County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$25,200,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$25,200,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, County Buildings, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2011-2016, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
SQ300123	County Building Renovations II
SR300223	Administrative Information Systems

Reference to the County’s capital program for the years 2011-2016 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of Sections 10 and 11 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by Section 24 of Article 31 of the Annotated Code of Maryland, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the County Buildings and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the County Buildings, the cost of issuance of such bonds for such County Buildings may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 2, 2010. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

COUNTY BUILDINGS BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$25,200,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of County Buildings, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to Section 12 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by Sections 12-201 to 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 13th day of July, 2010.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND
BY: Thomas E. Dernoga
Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

APPROVED:
BY: Jack B. Johnson
County Executive

DATE: July 27, 2010

QUESTION C
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2010 Legislative Session

LEGALS

Bill No.	CB-51-2010 (DR-2)
Chapter No.	37
Proposed and Presented by	The Chairman (by request – County Executive)
Introduced by	Council Members Dernoga, Olson, Dean, Exum and Harrison
Date of Introduction	June 15, 2010

BILL

AN ACT concerning
Borrowing to Finance Capital Projects for Library Facilities

For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$23,606,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$23,606,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, Library Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2011-2016, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
HL719163	Library Branch Renovations 2
HL719613	Langley Park Branch
HL718813	Hyattsville Branch Renovations
HL719303	Laurel Library Expansion

Reference to the County’s capital program for the fiscal years 2011-2016 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of Sections 10 and 11 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by Section 24 of Article 31 of the Annotated Code of Maryland, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Library Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Library Facilities, the cost of issuance of such bonds for such Library Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 2, 2010. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

LIBRARY FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$23,606,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Library Facilities, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to Section 12 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by Sections 12-201 to 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND
BY:Thomas E. Dernoga
Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

APPROVED:
BY: Jack B. Johnson
County Executive

DATE: July 27, 2010

QUESTION D
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2010 Legislative Session

Bill No.	CB-52-2010 (DR-1)
Chapter No.	38
Proposed and Presented by	The Chairman (by request – County Executive)
Introduced by	Council Members Dernoga, Harrison, Exum, Olson and Dean
Date of Introduction	June 15, 2010

BILL

AN ACT concerning
Borrowing to Finance Capital Projects for Prince George's Community College

For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$42,227,000 to finance the

LEGALS

Continued from Page 9

design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; or providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$42,227,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, Community College Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2011-2016, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
OA852303	Culinary Arts Centre
OA852033	Facilities Building Renovation
OA850028	Lanham Hall Renovation

Reference to the County's capital program for the fiscal years 2011-2016 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of Sections 10 and 11 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by Section 24 of Article 31 of the Annotated Code of Maryland, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Community College Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Community College Facilities, the cost of issuance of such bonds for such Community College Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 2, 2010. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

COMMUNITY COLLEGE FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$42,227,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Community College Facilities, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to Section 12 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by Sections 12-201 to 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 13th day of July, 2010.

	COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Thomas E. Dernoga Chair
ATTEST:	
Redis C. Floyd Clerk of the Council	
	APPROVED:
DATE: July 27, 2010	BY: Jack B. Johnson County Executive

QUESTION E COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2010 Legislative Session	
Bill No.	CB-53-2010 (DR-1)
Chapter No.	39
Proposed and Presented by The Chairman (by request – County Executive)	
Introduced by Council Members Dernoga, Dean, Olson, Harrison and Exum	
Date of Introduction	June 15, 2010

AN ACT concerning
Borrowing to Finance Capital Projects for Public Safety Facilities
For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$85,835,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$85,835,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or

LEGALS

repair of, Public Safety Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2011-2016, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
JT562173	Medical Unit Renovation & Expansion
JT561973	Kitchen Facility Replacement
JT561773	Detention Center Improvements 2
JT561873	Work Release Treatment Facility
JT561573	Detention Center Housing Renovations
KJ500543	District VIII Station
KJ500953	Public Safety Campus
LK510651	Fire Station Renovations
LK510648	Fire Station Roof Renovations
LK510330	Kentland Fire/EMS Station #833
LK510230	Forestville Fire/EMS Station (Westphalia)
LK510481	West Lanham Hills Fire/EMS Station #48

Reference to the County's capital program for the fiscal years 2011-2016 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of Sections 10 and 11 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by Section 24 of Article 31 of the Annotated Code of Maryland, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Public Safety Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Public Safety Facilities, the cost of issuance of such bonds for such Public Safety Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 2, 2010. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

PUBLIC SAFETY FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$85,835,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Public Safety Facilities (including Fire Department Facilities), as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to Section 12 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by Sections 12-201 to 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 13th day of July, 2010.

	COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Thomas E. Dernoga Chair
ATTEST:	
Redis C. Floyd Clerk of the Council	
	APPROVED:
DATE: July 27, 2010	BY: Jack B. Johnson County Executive
QUESTION F COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2010 Legislative Session	
Bill No.	CB-54-2010 (DR-1)
Chapter No.	40
Proposed and Presented by The Chairman (by request – County Executive)	
Introduced by Council Members Dernoga, Dean, Harrison and Olson	
Date of Introduction	June 15, 2010

BILL
AN ACT concerning
Borrowing to Finance Capital Projects for Environmental Facilities
For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$28,675,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Environmental Facilities including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$28,675,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, Environmental Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2011-2016, under the following headings, which descriptions are incorporated by reference as if set forth herein:

LEGALS

Reference to the County's capital program for the years 2011-2016 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of Sections 10 and 11 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by Section 24 of Article 31 of the Annotated Code of Maryland, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Environmental Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Environmental Facilities, the cost of issuance of such bonds for such Environmental Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 2, 2010. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

ENVIRONMENTAL FACILITIES

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$28,675,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Environmental Facilities, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to Section 12 of Article 31 of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by Sections 12-201 to 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended, replaced, or recodified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 13th day of July, 2010.

	COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Thomas E. Dernoga Chair
ATTEST:	
Redis C. Floyd Clerk of the Council	
	APPROVED:
DATE: July 27, 2010	BY: Jack B. Johnson County Executive
99740	(9-30,10-7,10-14,10-21,10-28)

Bid No. DER 2010-0001

NOTICE TO CONTRACTORS

33RD AND PERRY STREET STORM DRAINAGE
IMPROVEMENT PROJECT

ATTENTION : This bid is restricted to Certified Minority Business Enterprise that has a current certification with the Prince George's County Minority Business Development Division in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Princee George's County MBE Program. The successful bidder must perform 51% of the work with their own work forces.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of **CHEVERLY INLET GRATE REPLACEMENT PROJECT** in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Organizational Management, Attn: Mr. Dennis Bigley, 9400 Peppercorn Place, Suite 520, Largo Maryland 20774, until **10:00 a.m. local prevailing time, Thursday, October 28, 2010**, and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **Wednesday, October 6, 2010**.

Construction Data Corporation:	Cristian Durham, 111 Corning Road, Ste. 140, Cary, North Carolina 27511. Tel: 888-232-2850; Fax: 888-232-2856
McGraw-Hill Dodge Reports:	Mary Ann Duke, 8501 LaSalle Road, Ste, # 204, Towson, MD 21286. Tel: 410-821-8046; Fax : 410-821-0090
Good Construction Data:	Drew McGinnis, 30 Technology Parkway South, Suite Norcross, GA, 30092. Tel: 1-800-304-0059; Fax: 1-800-774-9097

The project includes, but is not limited to, removal of existing non-bicycle friendly inlet grates/frames, installation of new bicycle friendly inlet grates/frames, storm drain structures, sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **Wednesday, October 6, 2010** at the Capital Projects Team, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Mr. Ross Farahi-Far at (301) 883-5819**. A non-refundable fee of **\$25.00** will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **wednesday, October 13, 2010** at **10:00 A.M.** at Capital Projects Team, 9400 Peppercorn Place, Suite 550, Largo, Maryland 20774.

	By Authority Of, JACK B. JOHNSON County Executive Prince George's County, Maryland
99738	(9-30)

LEGALS

NOTICE

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

vs.

Crystal McCalop
 4114 Clark Street
 Capitol Heights, MD 20743
 Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-15301

Notice is hereby given this 9th day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 12th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$110,000.00. The property sold herein is known as 4114 Clark Street, Capitol Heights, MD 20743.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99522 (9-16,9-23,9-30)

NOTICE

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

vs.

Marlow C. Franklin
 Dalya Franklin
 2918 Capri Drive
 Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-36263

Notice is hereby given this 14th day of September, 2010, 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 14th day of October, 2010, 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 14th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$267,567.25. The property sold herein is known as 2918 Capri Drive, Fort Washington, MD 20744.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99611 (9-23,9-30,10-7)

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

IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD

Case No: CAE10-09742

ORDER OF PUBLICATION

This is to give notice that on the 1st day of April, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George’s County, Maryland, by Veronique Marie Kent-Clark, Petitioner, against Jodi Melina Queen, birth mother, and Robert Raymond Ford, birth father. The birth mother, Jodi Melina Queen, last known address is 4509 Romlon Street, #102, Beltsville, MD 20705 and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father’s whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George’s County, and has been so for more than one year.

The relief prayed in the petition CAE10-09742, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George’s County, this 13th day of September, 2010, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George’s County, once a week in each of three successive weeks, by the 13th day of October, 2010, giving notice to the Robert Raymond Ford, Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 18th day of October, 2010 why the relief requested should not be granted.

PEGGY MAGEE
 CLERK

99561 (9-16,9-23,9-30)

NOTICE

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

vs.

Keisa Calloway
 2108 Ramblewood Drive
 District Heights, MD 20747
 Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-16856

Notice is hereby given this 8th day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 8th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$191,409.55. The property sold herein is known as 2108 Ramblewood Drive, District Heights, MD 20747.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99525 (9-16,9-23,9-30)

NOTICE

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

vs.

Constantine Nya Ngassa
 Constantine Ngassa
 11226 Cherry Hill Road, Condo Unit 298, Apt 303
 Beltsville, MD 20705

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-09265

Notice is hereby given this 10th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$224,299.86. The property sold herein is known as 11226 Cherry Hill Road, Condo Unit 298, Apt 303, Beltsville, MD 20705.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99523 (9-16,9-23,9-30)

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
 BEATA SWANN

Notice is given that Marchelle Swann, whose address is 9210 Eldon Drive, Clinton, MD 20735 was on August 19, 2010 appointed personal representative of the estate of Beata Swann, who died on November 9, 2009 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 19th day of February, 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.

MARCHELLE SWANN
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20772

Estate No. 83251
 (9-16,9-23,9-30)

NOTICE

Deborah K. Curran
 Laura H. G. O’Sullivan
 Stephanie H. Hurley
 Aaron D. Neal
 Erin M. Brady
 Substitute Trustees

vs.

Xiomara Lozano and
 Armando A Zuniga Sanchez aka
 Armando Zuniga

Defendants

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-10707

ORDERED, this 9th day of September, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4803 Rockford Drive, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of October, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of October, 2010, next.

The report states the amount of sale to be \$110,900.18.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99521 (9-16,9-23,9-30)

NOTICE

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

vs.

Josue Benitez
 Manuel De Jesus Benitez
 Griselda O. Flores
 8805 Cipriano Court
 Lanham, MD 20706

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-21292

Notice is hereby given this 14th day of September, 2010, 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 14th day of October, 2010, 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 14th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$408,794.59. The property sold herein is known as 8805 Cipriano Court, Lanham, MD 20706.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99613 (9-23,9-30,10-7)

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
 ISABELLA DELOATCH

Notice is given that Myla Deloatch, whose address is 13228 Whiteholm Dr., Upper Marlboro, MD 20774 was on September 7, 2010 appointed personal representative of the estate of Isabella Deloatch who died on December 9, 2009 with a will.

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

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

MYLA DELOATCH
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20772

Estate No. 83819
 (9-16,9-23,9-30)

LEGALS

NOTICE

Deborah K. Curran
 Laura H. G. O’Sullivan
 Stephanie H. Hurley
 Aaron D. Neal
 Erin M. Brady
 Substitute Trustees

vs.

Elizabeth Magee

Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-19175

ORDERED, this 9th day of September, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3201 82nd Avenue, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of October, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of October, 2010, next.

The report states the amount of sale to be \$154,800.00.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99520 (9-16,9-23,9-30)

NOTICE

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

vs.

Kimanthi C. Blandford
 3100 Lakehurst Avenue
 District Heights, MD 20747

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE08-35973

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$180,876.74. The property sold herein is known as 3100 Lakehurst Avenue, District Heights, MD 20747.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99641 (9-23,9-30,10-7)

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
 PREQUITA RAYNELL CHESLEY COLLIER

Notice is given that Lawrence A. Collier, whose address is 5216 Hagan Rd., Temple Hills, MD 20748 was on August 13, 2010 appointed personal representative of the estate of Prequita Raynell Chesley Collier, who died on January 5, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 13th day of February, 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.

LAWRENCE A. COLLIER
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20772

Estate No. 85352
 (9-16,9-23,9-30)

LEGALS

NOTICE

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

vs.

Syedha Singleton
 Kamili Elimu
 6806 Central Hills Court
 Hyattsville, MD 20785

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE10-18240

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$301,594.53. The property sold herein is known as 6806 Central Hills Court, Hyattsville, MD 20785.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99644 (9-23,9-30,10-7)

NOTICE

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

vs.

Nicholas Acha
 Euphemia A. Acwe
 7915 18th Avenue
 Hyattsville, MD 20783

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE10-18234

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$172,834.73. The property sold herein is known as 7915 18th Avenue, Hyattsville, MD 20783.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk

99643 (9-23,9-30,10-7)

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
 MARGARET A. KING

Notice is given that Michael E. King, whose address is 30 Garden Drive, Alexandria, VA 22304 was on August 23, 2010 appointed personal representative of the estate of Cecilia Pingel Hargis who died on August 19, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 23rd day of February, 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.

MICHAEL E. KING
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20772

Estate No. 85423
 (9-16,9-23,9-30)

NOTICE

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

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
 PRINCE GEORGE'S COUNTY, MARYLAND
 SITTING AS THE DISTRICT COUNCIL

NOTICE OF PUBLIC HEARINGS

NOTICE

OF REVISORY PETITION HEARING

SMA REVISORY PETITION FOR SUBREGION 4 MASTER PLAN
 AND SECTIONAL MAP AMENDMENT (CR-49-2010)

AMERICAN RESOURCES MANAGEMENT
 GROUP, LP, PETITIONER

Hearing on the above referenced zoning matter is scheduled on:

MONDAY, OCTOBER 4, 2010, 10:00 A.M.
 COUNTY COUNCIL HEARING ROOM – FIRST FLOOR
 COUNTY ADMINISTRATION BUILDING
 14741 GOVERNOR ODEN BOWIE DRIVE
 UPPER MARLBORO, MARYLAND 20772

Testimony at the hearing will be limited to the facts and evidence contained within the record. Argument will be limited to fifteen (15) minutes for proponents and opponents. There will also be a five (5) minute rebuttal for each side if necessary.

Please note that free parking and shuttle bus service is available at the Prince George’s Equestrian Center parking lots. If you have any questions, please contact the Clerk’s office at (301) 952-3600, TDD-(301) 925-5167.

BY ORDER OF THE COUNTY COUNCIL
 PRINCE GEORGE’S COUNTY, MARYLAND
 Thomas E. Dernoga, Chair

ATTEST:

Redis C. Floyd
 Clerk of the Council

99614 (9-23,9-30)

LEGALS

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

1321 Karen Boulevard, Unit 208, Capital Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Beulah J. Deloatch, dated July 21, 2008, and recorded in Liber 29952 at folio 411 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 1, 2010
 AT 12:03 PM

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

BEING KNOWN AND DESIGNATED AS RESIDENTIAL CONDOMINIUM UNIT NUMBERED 208, IN BUILDING NUMBERED "2", THE ADDITION AT ST. PAUL’S CONDOMINIUM II, PURSUANT TO THE PLATS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN CONDOMINIUM PLAT BOOK PM 224 AT PAGES 3 THRU 6, INCLUSIVE.

The property is improved by a dwelling.

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

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

99530 (9-16,9-23,9-30)

NOTICE

IN THE MATTER OF:
 Ashley Ayala

FOR THE CHANGE OF
 NAME TO:
 Ashley Ayala-Valdez

In the Circuit Court for
 Prince George’s County, Maryland
 Case No. CAE 10-28848

A Petition has been filed to change the name of Ashley Ayala to Ashley Ayala-Valdez.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

Peggy Magee
 Clerk of the Circuit Court for
 Prince George’s County, Maryland

99708 (9-30)

NOTICE

IN THE MATTER OF:
 Abraham Yahya Mansour

FOR THE CHANGE OF
 NAME TO:
 Adam Yahya Mansour

In the Circuit Court for
 Prince George’s County, Maryland
 Case No. CAE 10-28729

A Petition has been filed to change the name of Abraham Yahya Mansour to Adam Yahya Mansour.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

Peggy Magee
 Clerk of the Circuit Court for
 Prince George’s County, Maryland

99709 (9-30)

LEGALS

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

13702 Captain Marbury Lane, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Diane A Rankin and Will Rankin, dated August 25, 2006, and recorded in Liber 26851 at folio 716 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

OCTOBER 1, 2010
 AT 12:21 PM

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

LOT NUMBERED ONE HUNDRED TWENTY-ONE (121) IN BLOCK LETTERED "H" IN THE SUBDIVISION KNOWN AS "PLAT 26, VILLAGES OF MARLBOROUGH".

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,
 STEPHANIE H. HURLEY, ERIN M. BRADY
 AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99536 (9-16,9-23,9-30)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

4726 JOHN STREET
 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Theresa McKnight and Brenda McKnight dated December 2, 2005 and recorded in Liber 24550, Folio 642 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$280,000.00, 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 OCTOBER 5, 2010 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 \$27,000.00 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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.

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

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

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

99540 (9-16,9-23,9-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
 REAL PROPERTY

9107 TAYLOR LANE
 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Laarni C. Ruiz and Ariel Ruiz dated October 30, 2007 and recorded in Liber 30407, Folio 542 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$417,000.00, 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 OCTOBER 5, 2010 AT 11:00 AM.

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

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

Terms of Sale: A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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.

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

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

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

99539 (9-16,9-23,9-30)

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

1836 Metzgerott Road Unit 2006, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Marta B Nunez, dated November 2, 2005, and recorded in Liber 23854 at folio 714 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

OCTOBER 1, 2010
 AT 12:27 PM

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

UNIT NUMBERED 2006, IN A CONDOMINIUM STYLED PRESIDENTIAL TOWERS CONDOMINIUM, AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 109 AT PLAT 26 THROUGH AND INCLUDING PLAT 48 AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND AND AMENDED PLAT RECORDED AT PLAT NLP 111, FOLIO 35 THROUGH FOLIO 38.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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, ERIN M. BRADY
 AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99538 (9-16,9-23,9-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

16600 LIVINGSTON ROAD
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Paul A. Clark and Daniela Bostic-Clark dated September 30, 1998 and recorded in Liber 12512, Folio 534 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$161,912.00, and an original interest rate of 7.000, and modified by loan modification agreement dated April, 27, 2006 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 **OCTOBER 12, 2010 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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.

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

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

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

99631 (9-23,9-30,10-7)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

5505 Karen Elaine Drive Unit 1003, New Carrollton, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Kamal Belle, dated September 11, 2006, and recorded in Liber 26203 at folio 085 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 8, 2010
AT 12:21 P.M.

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

UNIT NUMBERED 1003 IN FRENCHMAN'S CREEK CONDOMINIUM AS DEFINED AND SET FORTH IN DECLARATION OF CONDOMINIUM DATED APRIL 30, 1982 AND RECORDED MAY 12, 1982 IN LIBER 5530 FOLIO 570 AND DELINEATED ON PLAT OF CONDOMINIUM PLATS 35 THRU 41, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND AS AMENDED.

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 Trustees may determine, at their sole discretion, for \$10,000.00 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 8.35% per annum from date of sale to the date the funds are received in the office of the 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 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 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 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
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99629 (9-23,9-30,10-7)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

10505 Campus Way South, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Wallace Najiy and Stephanie E Najiy AKA Stephanie E Hawkins, dated December 22, 2005, and recorded in Liber 30652 at folio 483 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 8, 2010
AT 12:33 P.M.

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

SITUATED IN THE 13TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND AND BEING KNOWN AND DESIGNATED AS LOT NUMBERED 81-3 IN BLOCK NUMBER 11, IN THE SUBDIVISION KNOWN AS "KETTERING".

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 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 10.75% per annum from date of sale to the date the funds are received in the office of the 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 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 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 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 AND LAURA H. G. O'SULLIVAN

Trustees, by virtue of an instrument recorded

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99676 (9-23,9-30,10-7)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

313 East Tantallon Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from McDuffy O Robinson and Michelle A Robinson, dated August 5, 1996, and recorded in Liber 10940 at folio 589 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

OCTOBER 8, 2010
AT 12:06 P.M.

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

LOT NUMBERED EIGHTEEN (18), IN BLOCK LETTERED "I" IN THE SUBDIVISION KNOWN AS, "SECTION 10, TANTALLON ON THE POTOMAC."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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, ERIN M. BRADY,
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99621 (9-23,9-30,10-7)

LEGALS

NOTICE

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

vs.

Kevin L. Burton
3906 Pats Court
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE10-06847

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$200,300.00. The property sold herein is known as 3906 Pats Court, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99649 (9-23,9-30,10-7)

NOTICE

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

vs.

Alphonsus Obayuwana
5906 Lamont Drive
New Carrollton, MD 20784
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE09-11672

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$202,489.00. The property sold herein is known as 5906 Lamont Drive, New Carrollton, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99652 (9-23,9-30,10-7)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

4710 Wheeler Road, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Sherry J Bailey, dated August 3, 2006, and recorded in Liber 25752 at folio 695 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 8, 2010
AT 12:18 P.M.

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

A PARCEL OF LAND CONTAINING 22,238 SQUARE FEET OF LAND MORE OR LESS, BEING ALL AND THE SAME LAND CONVEYED BY VIRTUE OF DEED DATED FEBRUARY 9, 2005 RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 21710, FOLIO 328.

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 Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the 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 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 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 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
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99628 (9-23,9-30,10-7)

NOTICE

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

vs.

Nynese Evans
1124 Windemere Court
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-05037

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$202,494.87. The property sold herein is known as 1124 Windemere Court, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99651 (9-23,9-30,10-7)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees

vs.

Cristobal Benitez
Defendant

In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 10-05766

ORDERED, this 20th day of September, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7608 24th Avenue, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of October, 2010 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 20th day of October, 2010, next. The report states the amount of sale to be \$117,280.30.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99650 (9-23,9-30,10-7)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
6409 Woodley Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Kim Calloway and Kimberly Calloway aka Kimberly Malissa Martin, dated June 9, 2006, and recorded in Liber 25387 at folio 316 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

OCTOBER 8, 2010
AT 12:00 NOON

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

LOT NUMBERED ELEVEN (11) IN THE SUBDIVISION KNOWN AS "TWINKLING ACRES".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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

99619 (9-23,9-30,10-7)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
12005 Marleigh Drive, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Joanne F Pierce and Nigel P Pierce, dated September 29, 2006, and recorded in Liber 27362 at folio 393 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

OCTOBER 15, 2010
AT 12:00 NOON

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

BEING KNOWN AND DESIGNATED AS LOT ONE (1), IN BLOCK LET-TERED "C", AS SHOWN ON THAT PLAT OF SUBDIVISION ENTITLED, PLAT ONE, LOTS 1 & 2, PARCEL "A", BLOCK "A", AND LOTS 1 & 2, BLOCK "C", MARLEIGH".

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 \$63,000.00 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 ERIN M. BRADY,
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99734 (9-30,10-7,10-14)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
16100 Pond Meadow Lane, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Flora Guerrero, Karina Guerrero and Francisco Guerrero, dated November 21, 2006, and recorded in Liber 26856 at folio 407 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

OCTOBER 1, 2010
AT 12:24 PM

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

LOT 2 IN BLOCK 40 IN A SUBDIVISION KNOWN AS "POINTER RIDGE AT COLLINGTON".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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, ERIN M. BRADY
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99537 (9-16,9-23,9-30)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
6817 Groveton Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Ira M Morman and Deborah B Morman, dated April 20, 2007, and recorded in Liber 28744 at folio 692 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

OCTOBER 15, 2010
AT 12:03 PM

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

LOT NUMBERED NINE (9) IN BLOCK LETTERED "Y", IN THE SUBDIVI-SION KNOWN AS "SECTION TEN, CRESTVIEW MANOR".

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 \$41,000.00 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 ERIN M. BRADY,
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99733 (9-30,10-7,10-14)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
4920 Megan Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Cecelia G Savoy and Stephanie Martin, dated January 7, 2009, and recorded in Liber 30359 at folio 374 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

OCTOBER 1, 2010
AT 12:06 PM

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

LOT (73) IN THE SUBDIVISION KNOWN AS "PLAT THREE, SECTION 3, PINE TREE".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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,
ERIN M. BRADY, 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

99531 (9-16,9-23,9-30)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
6203 Landover Road, Cheverly, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Muinot Kukoyi, dated January 5, 2009, and recorded in Liber 30315 at folio 008 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

OCTOBER 15, 2010
AT 12:06 PM

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

LOT NUMBERED AND LETTERED 361 A IN BLOCK NUMBERED 32 IN THE SUBDIVISION KNOWN AS RESUBDIVISION OF LOTS 361 AND 362, BLOCK 32, SECTION 4, CHEVERLY.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 ERIN M. BRADY,
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99732 (9-30,10-7,10-14)

THE PRINCE GEORGE'S POST

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

LEGALS

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.

Caroline Ngandu
931 Montgomery Street
Laurel, MD 20707
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-20613**

Notice is hereby given this 23rd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 25th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$325,323.59. The property sold herein is known as 931 Montgomery Street, Laurel, MD 20707.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99720 (9-30,10-7,10-14)

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.

Tanya Beverly
aka Tanya F. Beverly
5911 Surratts Village Drive
Clinton, MD 20735
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-35439**

Notice is hereby given this 22nd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 22nd day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$324,370.71. The property sold herein is known as 5911 Surratts Village Drive, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99727 (9-30,10-7,10-14)

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.

Fernandize Simmons
Ayana Simmons
10010 Carnot Drive
Cheltenham, MD 20623
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-20379**

Notice is hereby given this 23rd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 25th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$129,375.00. The property sold herein is known as 10010 Carnot Drive, Cheltenham, MD 20623.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99719 (9-30,10-7,10-14)

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 October 18th, 2010.** 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# 4763 2005 FOREST RIVER ODYSSEY 21FT
MD# 1260BX
RACE TRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT# 4892 2001 FORD Focus-4 Cyl.
VIN# 1FAFP36341W182928
D & J AUTO SALES
20126 LETTERSBURG PIKE
HAGERSTOWN

LOT# 4893 1996 DODGE TRUCK Dakota Pickup-V6
VIN# 1B7GG23X2TS614457
D & J AUTO SALES
20126 LETTERSBURG PIKE
HAGERSTOWN

LOT# 4894 1996 JEEP Grand Cherokee-V8
VIN# 1J4GZ58Y7TC267743
D & J AUTO SALES
20126 LETTERSBURG PIKE
HAGERSTOWN

LOT# 4981 2002 LEXUS SC-V8
VIN# JTHFN48Y620024494
VIRGIN ISLAND AUTO REPAIR
401-B W 26TH ST
BALTIMORE

LOT# 4982 2002 BUICK Rendezvous-V6
VIN# 3G5DB03E72S586329
STAR VALLEY INC DBA AAMCO TRANS
7596 ANNAPOLIS ROAD
LANHAM

LOT# 5057 1993 FORD Crown Victoria
VIN# 2FALP74W7PX107063
REPPKO INC
119 EAST OAK RIDGE DR
HAGERSTOWN

LOT# 5058 1993 CADILLAC Seville
VIN# 1G6KS52B3PU812994
FREDERICKTOWNE AUTO REPAIR
1395 W PATRICK ST
FREDERICK

LOT# 5060 1999 CHRYSLER Concorde-V6
VIN# 2C3HD46J5XH560945
SECURITY AUTO BODY
6400 WINDSOR MILL RD
BALTIMORE

LOT# 5062 2007 DODGE SPRINT-ER
VIN# WD0PF445975215486
DARCARS CHRYSLER JEEP
DODGE MARLOW HT
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 5065 2005 CHEVROLET Aveo-L4
VIN# KL1TD52645B359922
HAMILTON BP
5000 HARFORD RD
BALTIMORE

LOT# 5066 1996 CHEVROLET TRUCK Blazer-V6
VIN# 1GNDT13W7T2248177
GEORGE'S AUTO REPAIR
1709 EDISON HWY
BALTIMORE

LOT# 5068 2000 FORD Focus-4 Cyl.
VIN# 1FAFP3437YW109307
GEORGE'S AUTO REPAIR
1709 EDISON HWY
BALTIMORE

LOT# 5069 2005 BMW 5 Series
VIN# WBANA735X5B815415
PHILMARK MOTOR CARS
5511 ALLENTOWN ROAD
CAMP SPRINGS

LOT# 5074 1995 FORD TRUCK Explorer-V6
VIN# 1FMDU32X7SZB45418
FAMILY AUTO CLINIC
2025 UNIVERSITY BLVD
ADELPHI

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

99748 (9-30,10-7)

NOTICE

IN THE MATTER OF:
Craig Abrom Jr.

FOR THE CHANGE OF
NAME TO:
May Amber Abrom

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-19268**

A Petition has been filed to change the name of Craig Abrom to May Amber Abrom.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
99715 (9-30)

LEGALS

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.

Mary R. Randolph
1706 Norton Road
Hyattsville, MD 20783
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-25066**

Notice is hereby given this 22nd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 22nd day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$123,503.50. The property sold herein is known as 1706 Norton Road, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99726 (9-30,10-7,10-14)

NOTICE

JEREMY K. FISHMAN
SAMUEL D. WILLIAMOWSKY
ERICA T. DAVIS
401 North Washington Street
Suite 550
Rockville, Maryland 20850

vs.
ROGER BROWN
13100 Bellevue Street
Beltsville, MD 20705-3237

and
LINDA BROWN
13100 Bellevue Street
Beltsville, MD 20705-3237
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-09312**

Notice is hereby given this 23rd day of September, 2010, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13100 Bellevue Street, Beltsville, MD 20705-3237, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 25th day of October, 2010, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of October, 2010, next.

The Report of Sale states the amount of sale to be Two Hundred Fifty Five Thousand, Five Hundred Seventy Seven and 00/100 Dollars (\$255,577.00).

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99724 (9-30,10-7,10-14)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MARY H. ALEXANDER
Estate No.: 85370**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by JOCELYN ALEXANDER-TATE for Judicial Probate of the will dated January 20, 2010 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **November 4, 2010 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

99751 (9-30,10-7)

NOTICE

IN THE MATTER OF:
Jaleyse Brielle Perkins

FOR THE CHANGE OF
NAME TO:
Jaleyse Brielle Gatling

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-25269**

A Petition has been filed to change the name of Jaleyse Brielle Perkins to Jaleyse Brielle Gatling.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
99714 (9-30)

NOTICE

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

v.

Sarah Sebina
Steven Ssendagire
2003 Catherine Fran Drive
Accokeek, MD 20607
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-08437**

Notice is hereby given this 23rd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 25th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$496,279.83. The property sold herein is known as 2003 Catherine Fran Drive, Accokeek, MD 20607.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99725 (9-30,10-7,10-14)

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.

Jose A. Arias
Bertila Arias
1911 Red Oak Drive
Hyattsville, MD 20783
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-20363**

Notice is hereby given this 23rd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 25th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$460,535.79. The property sold herein is known as 1911 Red Oak Drive, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99721 (9-30,10-7,10-14)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees
Plaintiffs

vs.

Craig R Wilder
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-12572**

ORDERED, this 22nd day of September, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2510 Moores Plains Road, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of October, 2010, next.

The report states the amount of sale to be \$454,236.75.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99730 (9-30,10-7,10-14)

NOTICE

IN THE MATTER OF:
Wayneab Miraf Windwossen

FOR THE CHANGE OF
NAME TO:
Wayna Windwossen Stephen

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-11513**

A Petition has been filed to change the name of Wayneab Miraf Windwossen to Wayna Windwossen Stephen.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
99716 (9-30)

LEGALS

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.

Dawn R. Washington
6301 Longfellow Street
Riverdale, MD 20737
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-02387**

Notice is hereby given this 23rd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 25th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$184,000.00. The property sold herein is known as 6301 Longfellow Street, Riverdale, MD 20737.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99722 (9-30,10-7,10-14)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees
Plaintiffs

vs.

Genise Wakeena Cameron
aka Genise W Cameron
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-13021**

ORDERED, this 22nd day of September, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1719 Quarter Avenue, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of October, 2010, next.

The report states the amount of sale to be \$208,074.65.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99729 (9-30,10-7,10-14)

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.

Naquita Davis
Patricia Jenkins
2010 Barlowe Place
Hyattsville, MD 20785
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-15506**

Notice is hereby given this 23rd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 25th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$207,256.75. The property sold herein is known as 2010 Barlowe Place, Hyattsville, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99723 (9-30,10-7,10-14)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees
Plaintiffs

vs.

Stefond Johnson and
Pamela Hillsman Johnson
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-41178**

ORDERED, this 27th day of September, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2208 Herring

Creek Drive, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of October, 2010 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 27th day of October, 2010, next.

The report states the amount of sale to be \$308,330.40.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99765 (9-30,10-7,10-14)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
NORINE C. PERSON
Estate No.: 85506**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by RODNEY D. CLEMONS for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **November 9, 2010 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

99750 (9-30,10-7)

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.

Devendra Dat
Donna Dat
11801 Ellington Drive
Beltsville, MD 20705
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-20854**

Notice is hereby given this 27th day of September, 2010, 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 27th day of October, 2010, 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 27th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$381,806.35. The property sold herein is known as 11801 Ellington Drive, Beltsville, MD 20705.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99752 (9-30,10-7,10-14)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

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.

Deborah Beasley
Anthony Beasley
306 Bonhill Drive
Fort Washington, MD 20744
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-08265**

Notice is hereby given this 22nd day of September, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$407,088.75. The property sold herein is known as 306 Bonhill Drive, Fort Washington, MD 20744.

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
9115 Loughran Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Felicia Means, dated February 8, 2007, and recorded in Liber 27269 at folio 691 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

OCTOBER 1, 2010
AT 12:15 PM

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

LOT NUMBERED TWENTY ONE (21) IN BLOCK LETTERED "K" IN THE SUBDIVISION KNOWN AS, "SECTION 2 SOUTH FORT FOOTE VIL-LAGE."

The property is improved by a dwelling.

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

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

99534 (9-16,9-23,9-30)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7200 Quisinberry Way, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Varick I A Baiyina and Alyssa R Baiyina, dated October 26, 2006, and recorded in Liber 26662 at folio 675 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 8, 2010
AT 12:24 P.M.

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

LOT NUMBERED 3 IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "PLAT ONE WINCHESTER'S ADDITION TO HILLMEADE STATION", 14TH ELECTION DISTRICT, AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK NLP 127 AT PLAT NO. 69 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 Trustees may determine, at their sole discretion, for \$53,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.25% per annum from date of sale to the date the funds are received in the office of the 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 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 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 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
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99630 (9-23,9-30,10-7)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
6713 SAND CHERRY WAY, CLINTON, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from JEWELL JENKINS and CLIFTON HALL, dated June 28, 2006, and recorded in Liber 26031 at folio 345 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

OCTOBER 8, 2010
AT 12:27 P.M.

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

LOT NUMBERED TWELVE (12) IN BLOCK A, IN THE SUBDIVISION KNOWN AS, PLAT SEVEN, TIMBER RIDGE.

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 \$54,000.00 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

99635 (9-23,9-30,10-7)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
3801 Ducksfoot Terrace, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Kadjia Y Sesay and Mohamed A Sesay, dated January 25, 2007, and recorded in Liber 27378 at folio 331 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

OCTOBER 8, 2010
AT 12:30 P.M.

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

LOT 44, BLOCK A, AS SHOWN ON A PLAT ENTITLED "PLAT 3 LOTS 35 THRU 45, BLOCK 'A' PARCEL 17 BLOCK 'B', LOTS 10-16 & 18, BLOCK 'B' COLLINGBROOK".

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 \$83,000.00 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

99622 (9-23,9-30,10-7)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7303 Split Rail Lane, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Jerry V. Colendres and Betty B. Colendres, dated August 28, 2006, and recorded in Liber 26135 at folio 382 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

OCTOBER 8, 2010
AT 12:09 P.M.

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

LOT NUMBERED FORTY-SEVEN (47) IN BLOCK NUMBERED TEN (10) IN A SUBDIVISION KNOWN AS, "PLAT OF CORRECTION, PLAT THREE, MILLBROOK."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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

99623 (9-23,9-30,10-7)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
9409 Piscataway Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Manfredi Cedillos, Carlos M Pereira, Francisca Marlene Pereira, and Maria Natalia Salmeron, dated October 26, 2005, and recorded in Liber 23869 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

OCTOBER 8, 2010
AT 12:15 P.M.

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

LOT NUMBERED ONE (1), BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS, "SECTION SIX, WILDWOOD ESTATES."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the note holder 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 note holder 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

99627 (9-23,9-30,10-7)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
9906 Chessington Way, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Franklin O. Olagbaju, dated August 30, 2007, and recorded in Liber 28648 at folio 067 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 15, 2010
AT 12:09 PM

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

LOT NUMBERED FOUR (4), IN BLOCK LETTERED "A" AS SHOWN ON A PLAT ENTITLED "PLAT 6, LOTS 1-21, BLOCK A AND LOTS 1-9, BLOCK C, BALK HILL.

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 \$60,000.00 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 MICHELLE M. LATTA
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99741 (9-30,10-7,10-14)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
5611 61st Place, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Wilfredo Portillo, dated March 9, 2007, and recorded in Liber 27450 at folio 081 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

OCTOBER 15, 2010
AT 12:18 PM

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED "G", IN SUBDIVISION KNOWN AS "TEMPLETON KNOLLS". SAID PROPERTY BEING LOCATED IN THE 19TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

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

99744 (9-30,10-7,10-14)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
11404 Rhode Island Avenue, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Julio C. Recinos, dated August 22, 2006, and recorded in Liber 25992 at folio 027 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 15, 2010
AT 12:12 PM

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

LOT NUMBERED (15) IN BLOCK NUMBERED FORTY(40) IN THE SUB-DIVISION KNOWN AS "SECTION TWO, BELTSVILLE" IN PRINCE GEORGE'S COUNTY, MARYLAND.

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 Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.375% per annum from date of sale to the date the funds are received in the office of the 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 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 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 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 AND LAURA H. G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99742 (9-30,10-7,10-14)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7505 Val Lane, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Samuel C Cox, dated April 30, 1998, and recorded in Liber 12175 at folio 687 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

OCTOBER 20, 2010
AT 12:03 PM

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

LOT 36, BLOCK B, AS SHOWN ON A PLAT ENTITLED "PLAT FIVE, WINTERGREEN".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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

99745 (9-30,10-7,10-14)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
4832 66th Avenue, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Mirian Figueroa, dated July 26, 2006, and recorded in Liber 26065 at folio 350 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

OCTOBER 15, 2010
AT 12:15 PM

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

LOT NUMBERED TEN (10) IN BLOCK LETTERED "L" IN THE SUBDIVISION KNOWN AS "DEFENSE HEIGHTS".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.1% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 AND LAURA H. G. O'SULLIVAN
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99743 (9-30,10-7,10-14)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
3117 Dynasty Drive, Forestville, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Hazel R Lilly, dated November 20, 1998, and recorded in Liber 12682 at folio 389 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

OCTOBER 20, 2010
AT 12:00 NOON

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

LOT NO. 28 IN BLOCK B AS SHOWN ON PLAT ENTITLED, "SECTION FOUR, LOTS 1 THRU 97 AND PARCEL A BLOCK B, COLONY SQUARE".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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,
ERIN M. BRADY AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99731 (9-30,10-7,10-14)

The Prince George’s Post Newspaper

Call (301)627-0900 Fax (301)627-6260

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
12404 Kingsview Street, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Bernard Ferguson, dated January 11, 2007, and recorded in Liber 28177 at folio 227 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

OCTOBER 15, 2010
AT 12:21 PM

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

LOT NUMBERED TWENTY (20) IN BLOCK NUMBERED SEVENTY-THREE (73) IN THE SUBDIVISION KNOWN AS "PLAT NO. 46, KETTER-ING".

The property is improved by a dwelling.

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

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

99766 (9-30,10-7,10-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

13247 WHITEHOLM DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Lucas Kaptue dated December 10, 2007 and recorded in Liber 29236, Folio 511 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,360.00, and an original interest rate of 8.190, 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 **OCTOBER 19, 2010 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 \$19,500.00 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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.

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

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

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

99678 (9-30,10-7,10-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

11811 FROST DRIVE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from William O. Young, III dated December 21, 2005 and recorded in Liber 26960, Folio 571 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$393,000.00, and an original interest rate of 7.625, 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 **OCTOBER 19, 2010 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 \$49,400.00 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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

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

99677 (9-30,10-7,10-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1604 OPUS AVENUE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Carlos J. Colon-Luna dated February 12, 2007 and recorded in Liber 28484, Folio 719, and re-recorded at Liber 31432, Folio 349 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, 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 **OCTOBER 19, 2010 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 \$23,400.00 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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

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

99679 (9-30,10-7,10-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5703 NEWTON STREET
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Alphonson W. Felton dated April 12, 2007 and recorded in Liber 27855, Folio 694 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,000.00, and an original interest rate of 5.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 19, 2010 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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

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

99680 (9-30,10-7,10-14)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

10516 NAST DRIVE
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Michael Philhower and Andrea L. Philhower dated May 26, 2006 and recorded in Liber 25311, Folio 708 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$314,000.00, 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 **OCTOBER 19, 2010 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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

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

99681 (9-30,10-7,10-14)

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LEGALS

Benjamin J. Woolery, Esq.
P.O. Box 358
5303 West Court Drive
Upper Marlboro, Maryland 20773
(301) 627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN H. WILLIAMS

Notice is given that Kenneth Herbert whose address is 6711 Larkspur Road, Suitland, MD 20746, was on July 20, 2010 appointed personal representative of the small estate of Jean H. Williams, who died on July 16, 2010, without a will.

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

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

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

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

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

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

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

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 26th day of February, 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 STROCCHIA
Personal Representative

KENNETH HERBERT
Personal Representative

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

Estate No. 85382
99639 (9-23,9-30,10-7)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Mary H. Braxton
6305 Foster Street
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE10-16704**

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$79,313.12. The property sold herein is known as 6305 Foster Street, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99647 (9-23,9-30,10-7)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Michelle R. Lester
Thomas L. Lester
2021 Hancock Drive
Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-22689**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$383,342.84. The property sold herein is known as 2021 Hancock Drive, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99647 (9-23,9-30,10-7)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Raul Estevez
Leslie I. Giron
Obdulio Estevez
11216 Cherry Hill Road, Unit 202
Beltsville, MD 20705

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE10-16857**

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$90,944.50. The property sold herein is known as 11216 Cherry Hill Road, Unit 202, Beltsville, MD 20705.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99646 (9-23,9-30,10-7)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Raul Estevez
Leslie I. Giron
Obdulio Estevez
11216 Cherry Hill Road, Unit 202
Beltsville, MD 20705

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE10-16857**

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$90,944.50. The property sold herein is known as 11216 Cherry Hill Road, Unit 202, Beltsville, MD 20705.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99646 (9-23,9-30,10-7)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Uzill R. Weaver
Charles A. Weaver
9700 Cedarhollow Lane
Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE10-17511**

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$223,120.87. The property sold herein is known as 9700 Cedarhollow Lane, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99645 (9-23,9-30,10-7)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Gwendolyn H. Daniels
Marvin E. Daniels
10753 Castleton Turn
Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-13684**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$240,499.86. The property sold herein is known as 10753 Castleton Turn, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99551 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Byron A. Hamilton
4313 Torque Street
Capitol Heights, MD 20743

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-28498**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$147,921.52. The property sold herein is known as 4313 Torque Street, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99552 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Jose H. Pereira
5708 64th Place
Riverdale, MD 20737

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE10-16356**

Notice is hereby given this 20th day of September, 2010, 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 20th day of October, 2010, 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 20th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$170,967.01. The property sold herein is known as 5708 64th Place, Riverdale, MD 20737.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99648 (9-23,9-30,10-7)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Rhonda L. Cox
David K. Cox
6709 Fairwood Road
Hyattsville, MD 20784

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-20359**

Notice is hereby given this 23rd day of September, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$215,142.18. The property sold herein is known as 6709 Fairwood Road, Hyattsville, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99648 (9-23,9-30,10-7)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Joseph Lyon
Wanda D. Lyon
121 Pepper Mill Drive
Capitol Heights, MD 20743

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-20367**

Notice is hereby given this 9th day of September, 2010, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of October, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$279,527.09. The property sold herein is known as 121 Pepper Mill Drive, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99524 (9-16,9-23,9-30)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Phillip Rogers
Roensuk Rogers
7726 Hanover Parkway, Unit 203
Greenbelt, MD 20770

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-05820**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$90,000.00. The property sold herein is known as 7726 Hanover Parkway, Unit 203, Greenbelt, MD 20770.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99555 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Lajuana D. Mobley
Gerald T. Cox
5911 Burgundy Street
Capitol Heights, MD 20743

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-20288**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$209,258.20. The property sold herein is known as 5911 Burgundy Street, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99557 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Tanya Ware
Teri Ware
5434 Thomas Sim Lee Terrace
Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-18817**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$177,469.19. The property sold herein is known as 5434 Thomas Sim Lee Terrace, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99558 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Cornelius Young
6308 Hil Mar Drive, Unit 8-3
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-05629**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$44,000.00. The property sold herein is known as 6308 Hil Mar Drive, Unit 8-3, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99559 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Doreen Wilson
16405 Euro Court
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-17988**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$382,881.03. The property sold herein is known as 16405 Euro Court, Bowie, MD 20716.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99560 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

John Ken Absher
Stanley Kinney Absher

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-28111**

A Petition has been filed to change the name of Stanley Kinney Absher.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99712 (9-30)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Herman Antonio Colindres
601 63rd Place
Capitol Heights, MD 20743

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-16895**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$242,459.76. The property sold herein is known as 601 63rd Place, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99556 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Tanya Ware
Teri Ware
5434 Thomas Sim Lee Terrace
Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-18817**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$177,469.19. The property sold herein is known as 5434 Thomas Sim Lee Terrace, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99558 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Doreen Wilson
16405 Euro Court
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-17988**

Notice is hereby given this 13th day of September, 2010, 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 13th day of October, 2010, 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 13th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$382,881.03. The property sold herein is known as 16405 Euro Court, Bowie, MD 20716.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99560 (9-16,9-23,9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

John Ken Absher
Stanley Kinney Absher

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-28111**

A Petition has been filed to change the name of Stanley Kinney Absher.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99713 (9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

John Ken Absher
Stanley Kinney Absher

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-28111**

A Petition has been filed to change the name of Stanley Kinney Absher.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99713 (9-30)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

John Ken Absher
Stanley Kinney Absher

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-28111**

A Petition has been filed to change the name of Stanley Kinney Absher.

The latest day by which an objection to the Petition may be filed is October 15, 2010.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99713 (9-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10402 GRANDHAVEN AVENUE
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Robyn E. Thomas and Michael S. Kelly dated November 13, 2006 and recorded in Liber 26755, Folio 30 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$415,200.00, 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 **OCTOBER 5, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$44,500.00 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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

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

99602 (9-16,9-23,9-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6811 FAIRWOOD ROAD
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Ammyrl M. Gittens dated June 9, 2006 and recorded in Liber 26548, Folio 696 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$273,600.00, and an original interest rate of 7.750, 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 **OCTOBER 5, 2010 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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

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

99601 (9-16.9-23.9-30)

LEGALS

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

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

5017 37TH AVENUE
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Jose M. Reyes and Hilda G. P. Rosales dated February 27, 2007 and recorded in Liber 27464, Folio 606 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,400.00, and an original interest rate of 6.875, 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 **OCTOBER 5, 2010 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 \$23,000.00 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. Interest to be paid 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, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. 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 foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional 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 I. Rogers, Substitute Trustees

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

99603 (9-16 9-23 9-30)

The Prince George's Post Newspaper

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Fax (301)^{or} 627-6260
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*Your Newspaper of
Legal Record Wishing
you all a Happy and
Safe Weekend!!
Remember, Don't
Drink and Drive!*

