

LEGALS

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
1840 Forest Park Drive, District Heights, MD 20747-2663

By virtue of the power and authority contained in a Deed of Trust from LENIER ARLETTE DAVIS, dated August 23, 2002 and recorded in Liber 16159 at Folio 422 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, SEPTEMBER 29, 2010
AT 3:00 P.M.

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

Being known and designated as Lot NO. 167, Block A, as shown on the Plat entitled "Plat 1, Section Four, Block 'C' and Part of Block 'A' FORESTVILLE PARK", which plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP No. 96, folio 65.
Being located in the 15th Election District of said County.

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

TERMS OF SALE: A deposit of \$18,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents execut- ed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of out- standing water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not rat- ified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George’s County, Maryland

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer’s Number # A00116

99453 (9-9,9-16,9-23)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
2439E Rosecroft Village Circle, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from BEVERLY J. BOLDEN (current owner), JAMES R. SPEARS, and MOLLIE M. SPEARS (original owners), dated November 30, 1987 and recorded in Liber 6862 at Folio 731 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, SEPTEMBER 29, 2010
AT 3:10 P.M.

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

BEGINNING for the same and being known and designated as Lot numbered 82, in Block lettered "A", as shown on the plat entitled "Plat Two, Lots 27 thru 96, Block "A", ROSECROFT VILLAGE", as recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 124 plat 72.

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

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY
RIGHT OF REDEMPTION BY THE IRS.

TERMS OF SALE: A deposit of \$6,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.50% per annum from the date of sale to the date of payment will be paid within ten days after the final rati- fication of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examina- tion, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents execut- ed by purchaser at the time of the sale. Service shall be deemed effec- tive upon the purchaser 3 days after postmarked by the United States

LEGALS

Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of out- standing water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not rat- ified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George’s County, Maryland

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer’s Number # A00116

99455 (9-9,9-16,9-23)

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 19, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND
10:00 A.M.

Notice is hereby given that on Tuesday, October 19, 2010, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-77-2010 (SUBDIVISION BILL) - AN ACT CONCERNING
CHESAPEAKE BAY CRITICAL AREA for the purpose of making revisions to Subdivision requirements for the Chesapeake Bay Critical Area.

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

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

ATTEST:
Redis C. Floyd
Clerk of the Council

99545 (9-16)

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE
HOUSING AND COMMUNITY DEVELOPMENT
ANNUAL ACTION PLAN: FY 2011

The Prince George’s County Draft Legislative Proposal for a Substantial Amendment to the Housing and Community Development Annual Action Plan: FY 2011 is now available for public comment for a period of 30 days. The public comment period will end on October 15, 2010. A copy of the legis- lative proposal is available at the main County libraries, at the Department of Housing and Community Development (DHCD) at 9400 Peppercorn Place, Suite 120, Largo, Maryland 20774, the County’s website: www.princegeorgescountymd.gov/Government/AgencyIndex/HCD/ or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to the FY 2011 Annual Action Plan is to reprogram and restructure Community Development Block Grant (CDBG) and Community Development Block Grant Recovery (CDBG-R) activities generally related to Housing and Community Development. The County proposes to use \$404,671.80 in CDBG funds and use \$32,000 in CDBG-R funds for activities that have been previously approved for fund- ing but must be reprogrammed and reallocated for new activities. The County also proposes to restructure one CDBG activity totaling \$114,000.

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to bene- fits in programs or activities.

By Authority of:
James E. Johnson, Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Date: September 16, 2010

99527 (9-16)

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE
HOUSING AND COMMUNITY DEVELOPMENT
ANNUAL ACTION PLAN: FY 2011

The Prince George’s County Draft Legislative Proposals for Substantial Amendment to the Housing and Community Development Annual Action Plan: FY 2011 is now available for public comment for a period of 30 days. The public comment period will end on October 15, 2010. Copies of the legis- lative proposals are available at the main County libraries, at the Department of Housing and Community Development (DHCD) at 9400 Peppercorn Place, Suite 120, Largo, Maryland 20774, the County’s website: www.co.pg.md.us/Government/AgencyIndex/HCD or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to this Annual Action Plan is to reprogram and reallocate FY 2005, FY 2006, FY 2007, FY 2008, and FY 2009 HOME Investment Partnerships (“HOME”) funds to a new FY 2011 HOME activities (Glenreed Apartments - \$1,200,000 and Glenarden Woods Apartments - \$900,000).

Written comments may be sent to the Prince George’s County Department of Housing and Community Development at 9400 Peppercorn Place, Suite 120, Largo, Maryland, 20774.

For more information, please contact Ms. Shirley E. Grant, CPD Administrator at 301-883-5540 or 301-883-5570.

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to bene- fits in programs or activities.

By Authority of:
James E. Johnson, Director
Department of Housing and Community Development
9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Date: September 16, 2010

99528 (9-16)

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

12118 BIRCHVIEW DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Kenneth Sanders and Ellen R. Sanders to Michael J. Lewis, Trustee dated September 10, 1993 and recorded in Liber 9037, Folio 394 among the Land Records of Prince George's County, Maryland, with an origi- nal principal balance of \$178,149.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 28, 2010 AT 11:00 A.M.**

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 condi- tions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$13,000.00 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 foreclo- sure 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 docu- mentary 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 for- ward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an addi- tional fee of \$295.00 for review of any motion which may be subse- quently 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 reme- dies, 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 insur- able 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

99443 (9-9,9-16,9-23)

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

205 Major King Lane, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Ibad U R Rehman, dated May 15, 2006, and recorded in Liber 26271 at folio 028 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 Duvall Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 24, 2010
AT 12:00 NOON

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

LOT NUMBERED FOURTEEN (14), IN BLOCK LETTERED "F", IN THE SUBDIVISION KNOWN AS, "PLAT FIVE, POTOMAC RIDGE, LOTS 1-4, 11-20, BLOCK "F", LOTS 8, 26-30, BLOCK "E" & PARCEL "C".

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 discre- tion, for \$52,000.00 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 purchas- er. 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 outstand- ing water bills, if any, incurred prior to the date of sale. Cost of all docu- mentary 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 lim- ited 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 respon- sible 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

99447 (9-9,9-16,9-23)

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.

Leonel Molina Garcia
Jacqueline Y. Rosales
Manuel D. Garcia
Glenda M. Reyes
5626 Gregory Drive
Lanham, MD 20706

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-21422**

Notice is hereby given this 2nd 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 4th 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 4th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$290,105.83. The property sold herein is known as 5626 Gregory Drive, Lanham, MD 20706.

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

True Copy—Test:
Peggy Magee, Clerk

99431 (9-9,9-16,9-23)

LEGALS

NOTICE

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

Plaintiffs

vs.

Merle O Livingston Jr

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-38912**

ORDERED, this 3rd day of September, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2300 Cannonball Court, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th 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 4th day of October, 2010, next.

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

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

True Copy—Test:
Peggy Magee, Clerk

99439 (9-9,9-16,9-23)

LEGALS

NOTICE

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
14025 Chestnut Court, Laurel, Maryland 20707**

By virtue of the power and authority contained in a Deed of Trust from Nola P Mondesir, dated May 31, 2007, and recorded in Liber 28055 at folio 007 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

**SEPTEMBER 24, 2010
AT 12:03 PM**

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

LOT NUMBERED FIFTY-FOUR (54), AS SHOWN ON THE PLAT ENTITLED, "LAUREL LAKES, PLAT 5, SECTION 2, LOTS 45 THROUGH 94".

The property is improved by a dwelling.

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

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

99448 (9-9,9-16,9-23)

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.

Anita M. Barber
4021 28th Avenue
Temple Hills, MD 20748

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-16355**

Notice is hereby given this 2nd 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 4th 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 4th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$181,014.27. The property sold herein is known as 4021 28th Avenue, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk

99435 (9-9,9-16,9-23)

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.

Dionne Murphy Queen
John Queen
1009 Lindsay Road
Oxon Hill, MD 20745

Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-24792**

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

The Report of Sale states the amount of the foreclosure sale price to be \$263,737.52. The property sold herein is known as 1009 Lindsay Road, Oxon Hill, MD 20745.

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

True Copy—Test:
Peggy Magee, Clerk

99325 (9-2,9-9,9-16)

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.

Makia A. Moye
11372 Laurelwalk Drive Unit # 47
Laurel, MD 20708

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-18814**

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

The Report of Sale states the amount of the foreclosure sale price to be \$130,909.68. The property sold herein is known as 11372 Laurelwalk Drive Unit # 47, Laurel, MD 20708.

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

True Copy—Test:
Peggy Magee, Clerk

99329 (9-2,9-9,9-16)

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.

Steven Gibson
1826 Jarvis Avenue
Oxon Hill, MD 20734

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-12259**

Notice is hereby given this 2nd 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 4th 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 4th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$313,258.21. The property sold herein is known as 1826 Jarvis Avenue, Oxon Hill, MD 20734.

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

True Copy—Test:
Peggy Magee, Clerk

99436 (9-9,9-16,9-23)

NOTICE

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

Plaintiffs

vs.

Byron J Williams

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-33688**

ORDERED, this 2nd day of September, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9102 Patrick Drive, Clinton, Maryland 20735 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 4th 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 4th day of October, 2010, next.

The report states the amount of sale to be \$290,829.00.

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

True Copy—Test:
Peggy Magee, Clerk

99433 (9-9,9-16,9-23)

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.

Olusegun A. Adesanya
1282 Patriot Lane
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-21299**

Notice is hereby given this 2nd 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 4th 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 4th day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$271,023.58. The property sold herein is known as 1282 Patriot Lane, Bowie, MD 20716.

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

True Copy—Test:
Peggy Magee, Clerk

99432 (9-9,9-16,9-23)

LEGALS

ORDER OF PUBLICATION
PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.
Yeolman J. Owens
John Burson, Esq., Trustee
Wells Fargo Bank, N.A.

2020 ALICE AVE 202
and
Prince George's County, Office of Treasurer
and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and

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

2020 Alice Avenue, Unit 202, Oxon Hill, Maryland 20745, Twelfth (12th) Election District, described as follows:
All that lot of land and imps. Phase 5 Plat 1 Unit 2020-202. 8,087.0000 Sq. Ft. & Imps. Rosecroft Commons.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26981
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2020 Alice Avenue, Unit 202, Oxon Hill, Maryland 20745 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. Phase 5 Plat 1 Unit 2020-202. 8,087.0000 Sq. Ft. & Imps. Rosecroft Commons.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 25th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of September, 2010, and redeem the property 2020 Alice Avenue, Unit 202, Oxon Hill, Maryland 20745 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
99406 (9-2,9-9,9-16)

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 September 27th, 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# 4281 1980 PORSCHE 911
VIN# 91A0133760
LUCAS PERFORMANCE
8840 WASHINGTON BLVD #B
JESSUP

LOT# 4707B 1979 CLARK 23FT
MD# 6680AE
BOWLEY'S MARINA, INC
1700 BOWLEYS QUARTERS ROAD
BALTIMORE

LOT# 4708B 1975 CATALINA 29FT
9IN
MD# 8599BJ
BOWLEY'S MARINA, INC
1700 BOWLEYS QUARTERS ROAD
BALTIMORE

LOT# 4945 1993 FLEETWOOD WILDERNESS
VIN# 1ED1V3528P2867958
RAYS COLLISION
1718 W OLD LIBERTY ROAD
WESTMINSTER

LOT# 4956 1986 AUDI GT
VIN# WAUBD0858GA051440
AUTO INTERNATIONAL REPAIR

CENTER
1207 WEST ST
ANNAPOLIS

LOT# 4994 2004 CHRYSLER Pacifica-V6
VIN# 2C8GF68434R510408
DARCARS CHRYSLER JEEP
DODGE MARLOW HGTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 4995 2000 NISSAN Sentra-4 Cyl.
VIN# 3N1BB51D0YL102305
METRO AUTO SERVICE
4119 REISTERSTOWN ROAD
BALTIMORE

LOT# 4996 1998 FORD TRUCK Expedition-V8
VIN# 1FMPU18L4WLA97407
CURTIS TIRE CENTER, INC.
21290 GREAT MILLS ROAD
LEXINGTON PARK

LOT# 4997 2000 LAND ROVER Discovery-V8
VIN# SALTY1249YA269088
AL'S AUTO SERVICE
3329 SUPERIOR LANE
BOWIE

LOT# 4998 1996 LAND ROVER Range Rover-V8
VIN# SALPV1443TA321279
METRO AUTO SERVICE
4119 REISTERSTOWN ROAD
BALTIMORE

LOT# 4999 1992 NISSAN Stanza
VIN# JN1FU21P3NX902200
SURF'S UP BODY SHOP
5020 WABASH AVE
BALTIMORE

LOT# 5045B 1991 REGAL 27FT
MD# 0866B
HARBOUR COVE MARINA
5910 VACATION LANE
DEALE

LOT# 5047 2004 TRAILSTAR TRAILER
VIN# 4TM13MK254B001297
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

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

99444 (9-9,9-16)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:

MARGARET O. RIKER SHADE
Estate No.: 85085

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by MICHAEL W. RIKER for Judicial Probate of the copy of the will dated 12/9/1998 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **October 7, 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

99468 (9-9,9-16)

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

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-19176

ORDERED, this 27th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6710 Lake Park Drive Unit 3A, Greenbelt, Maryland 20770 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 September, 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 September, 2010, next.
The report states the amount of sale to be \$309,423.71.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99328 (9-2,9-9,9-16)

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.
Pattana L. Bowles
9906 Norwood Court
Upper Marlboro, MD 20774
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-16854

Notice is hereby given this 27th day of August, 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 September, 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 September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$264,806.50. The property sold herein is known as 9906 Norwood Court, Upper Marlboro, MD 20774.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99327 (9-2,9-9,9-16)

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.
Werner Huber
Stephanie Huber
Stephanie Huber, Personal Representative for the Estate of Werner Huber
3514 Madonna Lane
Bowie, MD 20715
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-11864

Notice is hereby given this 26th day of August, 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 September, 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 September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$257,254.00. The property sold herein is known as 3514 Madonna Lane, Bowie, MD 20715.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99330 (9-2,9-9,9-16)

ORDER OF PUBLICATION
PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.
Anthony T. Reed
Pamela A. Reed
Martin S. Goldberg, Substitute Trustee
Green Tree Servicing, LLC

3407 STONESBORO RD
and
Prince George's County, Office of Treasurer
and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and

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

3407 Stonesboro Road, Fort Washington, Maryland 20744, Ninth (9th) Election District, described as follows:
All that lot of land and imps. 10,000.0000 Sq. Ft. & Imps. Maplewood-plat 1 Lot 4 Blk C.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26986

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3407 Stonesboro Road, Fort Washington, Maryland 20744 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 10,000.0000 Sq. Ft. & Imps. Maplewood-plat 1 Lot 4 Blk C.

LEGALS

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 25th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of September, 2010, and redeem the property 3407 Stonesboro Road, Fort Washington, Maryland 20744 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
99410 (9-2,9-9,9-16)

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.
Juan Ramos Ramos
Jeronimo Ramos
Juan A. Ramos
5409 Sargent Road
Hyattsville, MD 20782
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-07281

Notice is hereby given this 26th day of August, 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 September, 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 September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$336,770.00. The property sold herein is known as 5409 Sargent Road, Hyattsville, MD 20782.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99331 (9-2,9-9,9-16)

ORDER OF PUBLICATION
PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.
Hanna L. Richards
Claude Richards
Stephen N. Goldberg, Substitute Trustee
American Brokers Conduit
Mortgage Electronic Registration Systems, Inc. ("MERS")

12917 PISCATAWAY LANDING DR
and
Prince George's County, Office of Treasurer
and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and

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

12917 Piscataway Landing Drive, Clinton, Maryland 20735, Fifth (5th) Election District, described as follows:
All that lot of land and imps. 12,470.0000 Sq. Ft. & Imps. Hillantrae-plat 10 Lot 157 Blk C.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26985
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 12917 Piscataway Landing Drive, Clinton, Maryland 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 12,470.0000 Sq. Ft. & Imps. Hillantrae-plat 10 Lot 157 Blk C.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 25th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of September, 2010, and redeem the property 600 Talbott Avenue, Laurel, Maryland 20707 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 11,069.0000 Sq. Ft. & Imps. Oak Grove.

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

600 Talbott Avenue, Laurel, Maryland 20707, Tenth (10th) Election District, described as follows:
All that lot of land and imps. 11,069.0000 Sq. Ft. & Imps. Oak Grove.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26984
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 600 Talbott Avenue, Laurel, Maryland 20707 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

sons interested in the property to appear in this Court by the 17th day of September, 2010, and redeem the property 12917 Piscataway Landing Drive, Clinton, Maryland 20735 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
99409 (9-2,9-9,9-16)

ORDER OF PUBLICATION
PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.
Jean Taglialatela

600 TALBOTT AVE
and
Prince George's County, Office of Treasurer
and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

600 Talbott Avenue, Laurel, Maryland 20707, Tenth (10th) Election District, described as follows:
All that lot of land and imps. 11,069.0000 Sq. Ft. & Imps. Oak Grove.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26984
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 600 Talbott Avenue, Laurel, Maryland 20707 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 11,069.0000 Sq. Ft. & Imps. Oak Grove.

ORDER OF PUBLICATION
PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.
Paul A. Spence
Synnettekisha M. Spence
Alvin E. Friedman, Substitute Trustee
Kenneth J. MacFayden Substitute Trustee
Metmor Financial, Inc.
Ackneil M. Muldrow, II, Trustee
Kenneth N. Oliver, Trustee
Development Credit Fund, Inc.
Edward S. Cohn, Substitute Trustee
Stephen N. Goldberg, Substitute Trustee
G. E. Capital Mortgage Services, Inc.
Brian J. Evans, Trustee
Wachovia Mortgage, FSB
Mortgage Electronic Registration Systems, Inc.

4315 54TH ST
and
Prince George's County, Office of Treasurer
and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and

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

12917 Piscataway Landing Drive, Clinton, Maryland 20735, Fifth (5th) Election District, described as follows:
All that lot of land and imps. 12,470.0000 Sq. Ft. & Imps. Hillantrae-plat 10 Lot 157 Blk C.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26985
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 12917 Piscataway Landing Drive, Clinton, Maryland 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 12,470.0000 Sq. Ft. & Imps. Hillantrae-plat 10 Lot 157 Blk C.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 25th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of September, 2010, and redeem the property 600 Talbott Avenue, Laurel, Maryland 20707 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
99408 (9-2,9-9,9-16)

ORDER OF PUBLICATION
PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.
Paul A. Spence
Synnettekisha M. Spence
Alvin E. Friedman, Substitute Trustee
Kenneth J. MacFayden Substitute Trustee
Metmor Financial, Inc.
Ackneil M. Muldrow, II, Trustee
Kenneth N. Oliver, Trustee
Development Credit Fund, Inc.
Edward S. Cohn, Substitute Trustee
Stephen N. Goldberg, Substitute Trustee
G. E. Capital Mortgage Services, Inc.
Brian J. Evans, Trustee
Wachovia Mortgage, FSB
Mortgage Electronic Registration Systems, Inc.

4315 54TH ST
and
Prince George's County, Office of Treasurer
and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and

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

LEGALS

The County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

4315 54th Street, Bladensburg, Maryland 20710, Second (2nd) Election District, described as follows:
All that lot of land and imps. 6,500.0000 Sq. Ft. & Imps. Decatur Heights- Blk 11.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26982
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4315 54th Street, Bladensburg, Maryland 20710 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 6,500.0000 Sq. Ft. & Imps. Decatur Heights- Blk 11.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 25th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of September, 2010, and redeem the property 4315 54th Street, Bladensburg, Maryland 20710 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
99407 (9-2,9-9,9-16)

NOTICE

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

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-16363

ORDERED, this 26th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2506 Markham Lane Unit 5, Hyattsville, 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 27th day of September, 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 September, 2010, next.
The report states the amount of sale to be \$188,152.42.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99332 (9-2,9-9,9-16)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees
vs.
Angela C Alcain
AKA Angela C Alsain

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-06369

ORDERED, this 26th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4840 King John Way Unit 277, Upper Marlboro, Maryland 20772 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 September, 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 September, 2010, next.
The report states the amount of sale to be \$137,026.55.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99333 (9-2,9-9,9-16)

**PRINCE
GEORGE'S POST
NEWSPAPER
301-627-0900**

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.

Kevin G. Rattliff
 7221 Branchwood Place
 Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-22865

Notice is hereby given this 26th day of August, 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 September, 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 September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$215,666.16. The property sold herein is known as 7221 Branchwood Place, Clinton, MD 20735.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99338 (9-2,9-9,9-16)

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.

Julio A. Osorio
 5119 Flintridge Drive
 Hyattsville, MD 20784

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-17945

Notice is hereby given this 26th day of August, 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 September, 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 September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$303,085.26. The property sold herein is known as 5119 Flintridge Drive, Hyattsville, MD 20784.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99336 (9-2,9-9,9-16)

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

v.

Henry Mataji
 14048 Chestnut Court
 Laurel, MD 20707

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-18576

Notice is hereby given this 26th day of August, 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 September, 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 September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$276,488.72. The property sold herein is known as 14048 Chestnut Court, Laurel, MD 20707.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99335 (9-2,9-9,9-16)

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.

Heinar E. Claros
 German O. Claros
 4815 Nantucket Road
 College Park, MD 20740

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-10154

Notice is hereby given this 31st day of August, 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 1st 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 1st day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$360,556.38 The property sold herein is known as 4815 Nantucket Road, College Park, MD 20740.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99414 (9-2,9-9,9-16)

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
 99518 (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

v.

Danielle Brown
 13955 King George Way, Unit 346
 Upper Marlboro, MD 20772

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-18056

Notice is hereby given this 26th day of August, 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 September, 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 September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$209,329.37. The property sold herein is known as 13955 King George Way, Unit 346, Upper Marlboro, MD 20772.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99339 (9-2,9-9,9-16)

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.

Chris E. Sinanan
 4509 Romlon Street, Unit # 203
 Beltsville, MD 20705

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-38865

Notice is hereby given this 26th day of August, 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 September, 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 September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$80,700.00. The property sold herein is known as 4509 Romlon Street, Unit # 203, Beltsville, MD 20705.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99337 (9-2,9-9,9-16)

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
 99519 (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

Plaintiffs

vs.

Harvis Jay Macon

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-28560

ORDERED, this 31st day of August, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12612 Pleasant Prospect Road, Bowie, Maryland 20721 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 1st 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 1st day of October, 2010, next.

The report states the amount of sale to be \$697,500.00.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99417 (9-2,9-9,9-16)

99339 (9-2,9-9,9-16)

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.

Shane A. Umstead
 13220 Fletchertown Road
 Bowie, MD 20720

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-33191

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$380,219.86. The property sold herein is known as 13220 Fletchertown Road, Bowie, MD 20720.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99415 (9-2,9-9,9-16)

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
 99563 (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

v.

Gloria D. Stokes
 10604 Fitzgibbon Court
 Bowie, MD 20721

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-06433

Notice is hereby given this 1st 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 1st 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 1st day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$269,833.45. The property sold herein is known as 10604 Fitzgibbon Court, Bowie, MD 20721.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99429 (9-9,9-16,9-23)

99334 (9-2,9-9,9-16)

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.

Karen Raymond
 8011 Mandan Road, Unit # 514
 Greenbelt, MD 20770

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-26307

Notice is hereby given this 26th day of August, 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 September, 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 September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$174,562.90. The property sold herein is known as 8011 Mandan Road, Unit # 514, Greenbelt, MD 20770.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk

99334 (9-2,9-9,9-16)

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 Margaret A. King, 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
 99564 (9-16,9-23,9-30)

NOTICE

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

LEGALS

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

In the Matter of:
MARQUEZ WILLIAMS, Minor

Guardianship No. GD-10037

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **MARQUEZ WILLIAMS** an infant male born on May 18, 2000 at Alta Bates, Berkeley, CA to Anna N. Walls and Lloyd S. Stanfield, having been filed, it is this 18th day of August, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Anna N. Walls and Lloyd S. Stanfield, the natural parents of the aforementioned child, are hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent(s) as Anna N. Walls, 2500 Pensacola Rd #D, Alameda, CA 94502 and Lloyd S. Stanfield, address unknown. Respondent(s), Anna N. Walls and Lloyd S. Stanfield, are hereby notified to show cause on or before the 2nd day of November, 2010, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

99464 (9-9-9-16,9-23)

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

In the Matter of:
HAKEEM H. KAMARA, Minor

Guardianship No. GD-10015

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **HAKEEM H. KAMARA** an infant male born on June 2, 1995 at Alexandria Hospital, Alexandria, VA to Aminatu Sheriff and Hassan H. Kamara, having been filed, it is this 22nd day of June, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Hassan H. Kamara, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent(s) as unknown. Respondent(s), Hassan H. Kamara, is hereby notified to show cause on or before the 2nd day of November, 2010, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

99465 (9-9-9-16,9-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GENEVA BOWLING

Notice is given that Shaun Bowling, whose address is 7705 Willowhill Drive, Landover, MD 20785 was on August 5, 2010 appointed personal representative of the estate of Geneva Bowling, who died on July 29, 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 5th 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.

SHAUN BOWLING
Personal Representative

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

99459 Estate No. 85271 (9-9-9-16,9-23)

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

In the Matter of:
ZACHARY ASHTON GLASGO, Minor

Guardianship No. GD-10026

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **ZACHARY ASHTON GLASGO** an infant male born on February 22, 1996 at DC General Hospital, Washington, DC to Tracey Glasco and Father Unknown, having been filed, it is this 11th day of August, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Tracey Glasco and Father Unknown, the natural parents of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent(s) as unknown. Respondent(s), Tracey Glasco and Father Unknown, are hereby notified to show cause on or before the 3rd day of November, 2010, why the relief prayed should not be granted; and said respondent(s) are further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

99467 (9-9-9-16,9-23)

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

In the Matter of:
FERNANDE DASILVA, Minor

Guardianship No. GD-10040

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **FERNANDE DASILVA** an infant female born on March 7, 1995 at Camaroon, Africa to Viviane Hioba (deceased) and Colins Matheus-Dasilva, having been filed, it is this 23rd day of August, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Colins Matheus-Dasilva, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Colins Matheus-Dasilva, is hereby notified to show cause on or before the 2nd day of November, 2010, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

99463 (9-9-9-16,9-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LESTER E PITTS

Notice is given that Nelson Pitts, whose address is 7410 Clinton Vista Lane, Clinton, MD 20735 was on August 24, 2010 appointed personal representative of the estate of Genea Bowling, who died on May 30, 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 24th 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.

NELSON PITTS
Personal Representative

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

99461 Estate No. 84908 (9-9-9-16,9-23)

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

6019 67TH PLACE
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Marco Sanchez dated February 28, 2007 and recorded in Liber 27332, Folio 396 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 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 21, 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 \$21,500.00 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

99352 (9-2,9-9,9-16)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

3817 SWANN ROAD #101
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Dawn Davis dated July 25, 2007 and recorded in Liber 28366, Folio 487 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$180,000.00, and an original interest rate of 7.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 21, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$18,500.00 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

99356 (9-2,9-9,9-16)

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

4511 38TH STREET
BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Peggy J. Sullivan dated July 24, 2008 and recorded in Liber 31668, Folio 076 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,000.00, 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 **SEPTEMBER 28, 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 \$24,500.00 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

99469 (9-9-9-16,9-23)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7802 HANOVER PARKWAY, UNIT #304
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Saliou Dieng and Ousmane Ndiaye dated March 24, 2008 and recorded in Liber 29533, Folio 438 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$215,795.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 28, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$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.

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

99470 (9-9-9-16,9-23)

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
1802 Metzertott Road, Unit 301, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Gislaine Brice and Obner Jean Baptiste, dated April 2, 2007, and recorded in Liber 27684 at folio 590 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 12:18 PM

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

UNIT NO. 301 IN BUILDING NUMBER FOUR (4) IN A CONDOMINIUM KNOWN AS "PRESIDENTIAL PARK 11 CONDOMINIUM".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
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

99535 (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
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)

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 Metzertott 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)

THE PRINCE GEORGE'S POST
Call 301-627-0900
or
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
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 ADDISON 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)

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

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

Improved by premises known as
11430 Red Jade Court, 72N, Upper Marlboro, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Gregory Smalley and Jacqualine Smalley, dated September 22, 2006, and recorded in Liber 26533 at folio 452 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 1, 2010
AT 12:09 PM

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

BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT 7-2, IN PHASE 7, BUILDING 7, KETTERING-BY-THE PARK 1 CONDOMINIUM.

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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.99% 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
99532 (9-16,9-23,9-30)

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
14200 Farnsworth Lane, #407, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Tonia L. Jackson, dated July 31, 2007, and recorded in Liber 28401 at folio 403 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

OCTOBER 1, 2010
AT 12:00 NOON

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

UNIT NUMBERED 407, LIMITED COMMON ELEMENT STORAGE AREA NO. 1-31 AND LIMITED COMMON ELEMENT GARAGE NO. 1-14 TOGETHER WITH THE ADJACENT LIMITED COMMON ELEMENT DRIVEWAY PROVIDING ACCESS THERETO, IN PHASE 1, IN THE HORIZONTAL PROPERTY REGIME KNOWN AS PHASE 1, PLAT OF CONDOMINIUM SUBDIVISION FOR NORMANDY PLACE CONDOMINIUM IN LIBER 10646 AT FOLIO 60 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 Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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
99529 (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
7003 Shepherd Street, Landover Hills, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn Ricks and Joseph E Ricks, dated May 30, 2006, and recorded in Liber 25267 at folio 607 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 12:12 PM

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

LOT NUMBERED FOUR (4) IN BLOCK LETTERED "Y" IN THE SUBDIVISION KNOWN AS, "SECTION 6, LANDOVER HILLS".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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
99533 (9-16,9-23,9-30)

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
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
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)

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
13305 Van Brady Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Marcelino Martinez, dated November 16, 2005, and recorded in Liber 24453 at folio 758 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

SEPTEMBER 27, 2010
AT 12:00 NOON

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

A PIECE OR PARCEL OF LAND BEGINNING AT AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF VAN BRADY ROAD (30 FT. WIDE) AND BEING THE MOST NORTHEASTERLY CORNER OF PARCEL D.

The property is improved by a dwelling.

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

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

99450 (9-9,9-16,9-23)

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
409 71st Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Fidel Bonilla and Jose R Bonilla, dated October 30, 2006, and recorded in Liber 29838 at folio 448 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

SEPTEMBER 27, 2010
AT 12:03 PM

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

LOT NUMBERED TEN (10), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "PLAT 2, PLEASANT VALLEY".

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,
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

99451 (9-9,9-16,9-23)

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
5207 Edgewood Road, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Deborah A Gooding, dated April 24, 2006, and recorded in Liber 25014 at folio 304 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 17, 2010
AT 12:00 NOON

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TEN (10) IN BLOCK LETTERED "W" IN A SUBDIVISION KNOWN AS "HOLLYWOOD".

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 \$38,000.00 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

99347 (9-2,9-9,9-16)

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
5502 62nd Ave, Riverdale, Maryland 20737

By virtue of the power and authority contained in a Deed of Trust from Sandra R. Robinson, dated August 10, 2005, and recorded in Liber 23166 at folio 99 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

SEPTEMBER 17, 2010
AT 12:06 PM

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

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "E" IN A SUBDIVISION KNOWN AS, "TEMPLETON HILLS".

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 \$19,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the 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

99349 (9-2,9-9,9-16)

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
9214 Fairlane Place, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Olutoyin Oguntolu and Oladapo Akinyemi AKA Oladapo Akinyemi Oguntolu, dated April 17, 2006, and recorded in Liber 28278 at folio 337 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

SEPTEMBER 17, 2010
AT 12:03 PM

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

LOT NUMBERED FOUR (4) IN BLOCK LETTERED "N" IN A SUBDIVISION KNOWN AS PLAT 1, LOTS 1 THROUGH 45 AND PARCEL 2, BLOCK "N", (RESUBDIVISION OF PARCELS A, B, C, D, AND E, BENTLEY GROVE),"MONTPELIER HILLS".

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 \$34,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.75% 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

99348 (9-2,9-9,9-16)

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
8501 Boundary Lane, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Kirk L Keys aka Kirk Keys, dated May 25, 2007, and recorded in Liber 28241 at folio 364 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

SEPTEMBER 17, 2010
AT 12:09 PM

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

LOT NUMBERED THIRTY-SEVEN (37), IN THE SUBDIVISION KNOWN AS "BRANDYWINE HEIGHTS ADDITION".

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

99350 (9-2,9-9,9-16)

THE PRINCE GEORGE’S POST
Call 301-627-0900
Fax 301-627-6260

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner’s entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at **4:00 P.M. on October 4th, 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# 4582 1995 CHEVROLET 3500 VIN# 1GBJK34FXSE148844
CENTRAL AUTO SERVICE
104 NE CRAIN HWY
UPPER MARLBORO

LOT# 4937 1992 CHEVROLET Camaro-V6
VIN# 1G1FP23T8NL157698
IGS AUTOBODY & COLLISION
1230 CRONSON BLVD
CROFTON

LOT# 4955 1989 TOYOTA P/U VIN# JT4RN81P1K0023986
AUTO INTERNATIONAL REPAIR CENTER
1207 WEST ST
ANNAPOLIS

LOT# 5049 2004 DODGE TRUCK Ram 1500 Pickup-V8
VIN# 1D7HA18D74S506180
HENRY’S TOWING
1319 REAMES RD
BALTIMORE

LOT# 5050 1996 CHRYSLER Sebring-V6
VIN# 3C3EL55H6TT301389
FIVE STAR TRANSMISSIONS
3 HARKO CT
BALTIMORE

LOT# 5051 2000 BMW 528I VIN# WBADM6345YGU08288
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT# 5052 2003 CHEVROLET Impala-V6
VIN# 2G1WF52E639241238
DIAMOND AUTO CLINIC
110 EAST DIAMOND AVE
GAITHERSBURG

LOT# 5053 1992 MERCEDES-BENZ 300E
VIN# WDBEA26D5NB739058
KEN’S AUTO BODY SHOP
1031 RIPLEY ST
SILVER SPRING

LOT 4981 2002 LEXUS SC430 VIN# JTHFN48Y620024494
VIRGIN ISLAND AUTO REPAIR
401-B W 26TH ST
BALTIMORE

**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

99544 (9-16,9-23)

PRINCE GEORGE’S COUNTY GOVERNMENT
Board of License Commissioners
(Liquor Control Board)
SEPTEMBER 28, 2010

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

NEW - BLX
Thomas James, O’Leary, Member/Manager/Authorized Person, Henry J. Sobel, Member/Manager/Authorized Person for a Class B, (BLX), Beer, Wine and Liquor License for the use of Chevys Fresh Mex at Brandywine II, LLC, t/a Chevy’s Fresh Mex, 1914 Crain Highway, SE, Brandywine, 20613.

TRANSFER
Robert A. Cease, Authorized Person, Joseph P. Kehoe, Authorized Person, Jeremy A. Bull, Authorized Person, David Wayne Sutton, Authorized Person for a Class A, Beer, Wine and Liquor License for the use of S.K. Liquors, LLC, t/a S.K. Liquors, 7463 Annapolis Road, Hyattsville, 20784 transfer from Landover Hills Liquor & Deli, LLC, t/a S.K. Liquors, Surinder Grover, Managing Member.

Vijay K. Bhatia, President, Alka Bhatio, Secretary for a Class A, Beer, Wine and Liquor License for the use of 7 Summers, Inc., t/a 7 Summers Liquors, 11881 Central Avenue, Upper Marlboro, 20772 transfer from 7 Summers, Inc., t/a 7 Summers Liquors, James P. Poole, President/Secretary/ Treasurer.

Jin Woo Cho, President/Treasurer, Wondwossen Asrat, Secretary for a Class D, Beer and Wine License for the use of Red Cork, Inc., t/a Al’s Supermarket & Café Marie, 6224 Oxon Hill Road, Oxon Hill, 20745 transfer from Lee & Lee Liquors, Inc., t/a Al’s Supermarket and Carryout, Michelle S. Lee, President/Secretary/Treasurer.

NEW
Enrique J. Majia Hernandez, Managing Member for a Class B, Beer and Wine License for the use of Restaurante El Ranchero y Sus Mariachis, LLC, t/a El Ranchero y Sus Mariachis, 11111 Baltimore Avenue, Beltsville, 20705.

Irenewati Martodihardjo, Member for a Class B, Beer and Wine License for the use of Hanami Japanese Restaurant, LLC, t/a Hanami Japanese Restaurant, 8145-M Baltimore Avenue, College Park, 20740.

Carmen Gutierrez, President, Mario Terrazas, Vice President for a Class B(AE), Beer, Wine and Liquor License for the use of Pike Rotisserie & Rest. Inc., t/a El Pike II, 5312 Baltimore Avenue, Hyattsville, 20781.

Jane U. Nnamani, President, Charles O. Ayinde, Secretary, Victor S. Mbanefo, Treasurer for a Class B(BCE), Beer, Wine and Liquor License for the use of Maredec USA, Inc., t/a Maredec USA, 10207 Southard Drive, Beltsville, 20705.

Darryl W. Reid, Commander, Raymond G. Hopfer, 1st Vice Commander, Philip Wherman, 2nd Vice Commander, Thurnell D. Outlaw, Finance Officer for a Class C(VET), Beer, Wine and Liquor License for the use of Suitland Post 196, t/a Suitland Post 196, 5716 Marlboro Pike, Forestville, 20747.

Shelia Mills Curry, Authorized Member, Rita Bernadette Cooke, Authorized Member for a Class D(E), Beer and Wine License for the use of National Harbor Tasting Room, LLC, t/a National Harbor Tasting Room Wine Bar & Shop, 137 Waterfront Street, National Harbor, 20745.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, September 28, 2010. Additional information may be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
August 25, 2010

99441 (9-9,9-16)

PRINCE GEORGE’S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

Notice of Public Hearing

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County, on October 21, 2010 and will be heard on December 21, 2010. Those licenses are:

Class B, Beer and Wine – 17 BW 23

Class B, BH, BLX, CI, DD, BCE, Beer, Wine and Liquor License - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine; Class B-AE, Beer, Wine and Liquor License

Public Hearings are also scheduled for November 3, 2010 and November 10, 2010 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
August 5, 2010

99442 (9-9,9-16)

MECHANIC’S LIEN SALE

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

**SEPTEMBER 24, 2010
AT 10:00 A.M.**

American Fleet Sales and Service, Capitol Heights, MD
1995 GMC TK
VIN: 1GGDGH61XJSJ508827

Top of the Hill Motors, District Heights, MD
1995 OLDS
VIN: 1G3AJ55M9S6327488

Family Auto Clinic, Adelphi, MD
2001 MERCURY SABLE
VIN: 1MEFM53U91A629325

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

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

99550 (9-16,9-23)

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

Adaoha C. Hamilton (deceased)
Emerson C. Hamilton, Personal Representative for the Estate of Adaoha Chinyere Hamilton aka Adaoha C. Hamilton
6506 America Boulevard, Unit 501
Hyattsville, MD 20782

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-12039

Notice is hereby given this 31st day of August, 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 1st 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 1st day of October, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$242,306.96. The property sold herein is known as 6506 America Boulevard, Unit 501, Hyattsville, MD 20782.

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

True Copy—Test:
Peggy Magee, Clerk

99416 (9-2,9-9,9-16)

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)

Alfred J. Szczerbicki
28 Allegheny Ave.
The Penthouse Ste 500
Towson, MD 21204
410-337-8068

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
OJETTA OWENS PANNELL

Notice is given that Alfred J. Szczerbicki, whose address is 28 Allegheny Avenue Suite 500, Towson, MD 21204 was on August 26, 2010 appointed personal representative of the estate of Ojetta Owens Pannell, who died on September 9, 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.

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.

ALFRED J. SZCZERBICKI
Personal Representative

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

Estate No. 84829
99460 (9-9,9-16,9-23)

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)

NOTICE

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

Plaintiffs

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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROY C. GRIFFIN

Notice is given that Kathryn E. Griffin whose address is 11706 Emack Road, Beltsville, MD 20705, was on September 7, 2010 appointed personal representative of the small estate of Roy C. Griffin who died on August 19, 2010, with a will.

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

All persons having any objection to the appointment 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 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 decedent’s death; or

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

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

KATHRYN E. GRIFFIN
Personal Representative

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

Estate No. 85516
99562 (9-16)

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

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

Plaintiffs

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 10-17077

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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PATRICIA V. SEATON

Notice is given that Patricia T. Seaton whose address is 3408 Medina Lane, Bowie, MD 20715, was on September 9, 2010 appointed personal representative of the small estate of Patricia V. Seaton who died on June 21, 2010, with a will.

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

All persons having any objection to the appointment 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 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 decedent’s death; or

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

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

PATRICIA T. SEATON
Personal Representative

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

Estate No. 85552
99566 (9-16)

ZONING HEARINGS

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

WED., OCT. 20, 2010

**ROOM 2190, 2ND FLOOR
COUNTY ADMINISTRATION BLDG.
UPPER MARLBORO, MD.
AT 9:30 A.M.**

VALIDATION OF PERMIT
ISSUED IN ERROR:

SPAULDING (6TH) ELECTION DISTRICT:

No. ERR-218 -- Application of 9604 College Park, LLC, Owner, for VALIDATION OF PERMIT ISSUED IN ERROR, at the property containing approximately 38,899 sq. ft. of land, zoned C-2, described as 9604 Baltimore Avenue, College Park.

By Order of the County Council
Prince George’s County, Maryland
Thomas E. Dernoga, Chair

Attest:
Redis C. Floyd
Clerk of the Council

99526 (9-16)

THE PRINCE
GEORGE’S POST

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

Editorials & Calendar

EMAIL:
PGPOST@GMAIL.COM

Have a Safe
Weekend

Remember, Don’t
Drink Alcohol and
Drive!

MECHANIC’S LIEN SALE

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

**SEPTEMBER 17, 2010
AT 10:00 A.M.**

Merlin Auto Club, Capitol Heights, MD
2002 FORD
VIN: 1FAFP33P32W167037</

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.
Mojisola E. Okubango
6932 Hanover Parkway
Unit #6932-201
Greenbelt, MD 20772
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-15371**

Notice is hereby given this 25th day of August, 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 September, 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 September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$154,021.10. The property sold herein is known as 6932 Hanover Parkway, Unit #6932-201, Greenbelt, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99340 (9-2,9-9,9-16)

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.
Eliza A. Ross
6200 Saint Ignatius Drive Unit 3102
Fort Washington, MD 20744
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-12294**

Notice is hereby given this 25th day of August, 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 September, 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 September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$174,332.20. The property sold herein is known as 6200 Saint Ignatius Drive Unit 3102, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99343 (9-2,9-9,9-16)

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.
Remilekun Duyile
8013 Mandan Road Unit # 302
Greenbelt, MD 20770
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-18242**

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$128,850.36. The property sold herein is known as 8013 Mandan Road Unit # 302, Greenbelt, MD 20770.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99400 (9-2,9-9,9-16)

LEGALS

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees
Plaintiffs
vs.
Kareem Charles and
Ria Charles
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-18576**

ORDERED, this 25th day of August, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6811 Buchanan Street, 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 27th day of September, 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 September, 2010, next.
The report states the amount of sale to be \$196,505.10.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99342 (9-2,9-9,9-16)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees
Plaintiffs
vs.
KIMICO M HARLEY and
Dareius K Harley
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-02233**

ORDERED, this 25th day of August, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 113 East Mill Avenue, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of September, 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 September, 2010, next.
The report states the amount of sale to be \$105,276.60.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99345 (9-2,9-9,9-16)

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.
Rosa B. Robinson
Rosa B. Robinson Revocable Living Trust
1117 Andean Goose Way
Upper Marlboro, MD 20774
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-19058**

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$391,773.69. The property sold herein is known as 1117 Andean Goose Way, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99398 (9-2,9-9,9-16)

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.
Juan F. Martinez
Victor M. Martinez
1406 Quebec Street
Hyattsville, MD 20783
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-10846**

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$253,910.27. The property sold herein is known as 1406 Quebec Street, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99394 (9-2,9-9,9-16)

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 A. Wallace
8803 Great Gorge Way
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-16792**

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$258,609.21. The property sold herein is known as 8803 Great Gorge Way, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99395 (9-2,9-9,9-16)

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.
Rosalba Carolina Recinos
6710 Munsey Street
Hyattsville, MD 20784
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-15984**

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$225,485.84 The property sold herein is known as 6710 Munsey Street, Hyattsville, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99411 (9-2,9-9,9-16)

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.
Phuoc Tran
Hat Thi To
6119 Main Street
Lanham, MD 20706
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-23504**

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$253,756.64. The property sold herein is known as 6119 Main Street, Lanham, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99396 (9-2,9-9,9-16)

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 Johnson King
8203 River Park Road
Bowie, MD 20715
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-18970**

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$382,500.00. The property sold herein is known as 8203 River Park Road, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99397 (9-2,9-9,9-16)

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.
Juan D. Martinez-Herrera
Henry Peral
8404 Carrollton Parkway
New Carrollton, MD 20784
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-16059**

Notice is hereby given this 30th day of August, 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 30th day of September, 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 30th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$293,546.92 The property sold herein is known as 8404 Carrollton Parkway, New Carrollton, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99412 (9-2,9-9,9-16)

LEGALS

ADVERTISEMENT FOR BIDS
DRIVEWAY REPLACEMENT

The Arc of Prince George's County (The Arc), a nonprofit organization, is seeking bids from qualified contractors to remove the existing drive-ways and replace with concrete (at one location) and asphalt (at the second location) at two (2) residential properties located in Prince George's County. Interested bidders should contact Belinda Ramnarine at 301.925.7050 ext. 255 or bramnarine@thearcofpgc.org to receive a copy of the "Instructions to Bidders" and to visit each location. All work should be completed by November 15, 2010. This is a federally assisted project subject to Federal laws and regulations. These laws and regulations will be described in the "Instructions to Bidders" and "General Conditions" sections of the contract documents available from The Arc. Minority-, woman-, disabled-owned and local businesses are encouraged to apply. Bidders and subcontractors must be Equal Employment Opportunity employers. All bids should be faxed to Ms. Ramnarine at 301.925.4387 or emailed to bramnarine@thearcofpgc.org by 5:00 pm on September 30, 2010.

99547 (9-16)

ADVERTISEMENT FOR BIDS
ROOF REPLACEMENT

The Arc of Prince George's County (The Arc), a nonprofit organiza-tion, is seeking bids from qualified contractors to replace roofs at two (2) residential properties located in Prince George's County. Interested bidders should contact Belinda Ramnarine at 301.925.7050 ext. 255 or bramnarine@thearcofpgc.org to receive a copy of the "Instructions to Bidders" and to visit each location. All work should be completed by November 15, 2010. This is a federally assisted project subject to Federal laws and regulations. These laws and regulations will be described in the "Instructions to Bidders" and "General Conditions" sections of the contract documents available from The Arc. Minority-, woman-, disabled-owned and local businesses are encouraged to apply. Bidders and subcontractors must be Equal Employment Opportunity employers. All bids should be faxed to Ms. Ramnarine at 301.925.4387 or emailed to bramnarine@thearcofpgc.org by 5:00 pm on September 30, 2010.

99548 (9-16)

ADVERTISEMENT FOR BIDS
ELECTRICAL AND LIGHTING UPGRADES, BATHROOM
REMODELING AND KITCHEN REMODELING

The Arc of Prince George's County (The Arc), a nonprofit organiza-tion, is seeking bids from qualified contractors to remodel kitchens at three (3) residential properties and to remodel bathrooms and com-plete electrical/lighting upgrades at two (2) residential properties. All of the properties are located in Prince George's County. Interested bid-ders should contact Belinda Ramnarine at 301.925.7050 ext. 255 or bramnarine@thearcofpgc.org to receive a copy of the "Instructions to Bidders" and to visit each location. All work should be completed by November 22, 2010. This is a federally assisted project subject to Federal laws and regulations. These laws and regulations will be described in the "Instructions to Bidders" and "General Conditions" sections of the contract documents available from the Contracting Agency. Minority-, woman-, disabled-owned and local businesses are encouraged to apply. Bidders and subcontractors must be Equal Employment Opportunity employers. All bids should be faxed to Ms. Ramnarine at 301.925.4387 or emailed to bramnarine@thearcofpgc.org by 5:00 pm on September 30, 2010.

99549 (9-16)

City of District Heights
Request for Qualifications for
District Heights Energy Efficiency Program (DHEEP)
RFQ No. 11-01

The City of District Heights is extending a “Request for Qualifications” to all qualified home performance and solar installation companies to provide energy home performance and weatherization customer-based services for residential retrofits in the incorporated city of District Heights. Services will include comprehensive energy auditing and Participating applicant educa-tion services, as well as improvements to the building envelope (attic and / or wall insulation, air sealing, doors and window replacement/repairs, duct sealing and insulation); repairs or replacement of mechanical systems (HVAC, ventilation, and domestic hot water); electric saving and advanced electrical safety measures; and the upgrade of existing home appliances and equipment.

The complete qualification package can be obtained by calling the City of District Heights General Government Office at 301-336-1402* or geep@districtheights.org subject: “DHEEP RFQ 11-01”, Mon – Fri, 9:00 am to 5:00 pm, to request an electronic copy. RFQs must be received by 4:30 pm on October 15, 2010 to be considered, which at that time the RFQs will be open and read. Small-, minority-, and women-owned business enterprises are encouraged to submit RFQs as well.

ADVERTISEMENT

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

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

99607 (9-16,9-23)

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S11-015	Snow & Ice Control Services for DPW&T (Open Ended – Various Schedules apply)	Pre-Bid Conference: 10/28/10 @ 11:00 a.m. Opens: 11/10/10 @ 3:00 p.m.	\$ 5.50
S10-101	Inmate Commissary	Pre-Bid Conference: 9/27/2010 @ 10:00 a.m. Opens: 10/22/2010 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
JACK B. JOHNSON
County Executive

99546 (9-16)

LEGALS

MEETING NOTICE

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, September 28, 2010 at 7:30 a.m. in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

99543 (9-16)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

* * * * * REVISED PUBLIC HEARING DATE * * * * *
(RESCHEDULED FROM 9/7/2010)

TUESDAY, SEPTEMBER 21, 2010

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

Notice is hereby given that on Tuesday, September 21, 2010 the County Council of Prince George's County, Maryland, will hold the fol-lowing public hearing:

10:00 A.M.

CR-70-2010 – A RESOLUTION CONCERNING FY 2002-2011 TEN YEAR SOLID WASTE MANAGEMENT PLAN for the purpose of amending the Prince George’s County FY 2002-2011 Solid Waste Management Plan by adding the Brandywine Recycling Center locat-ed at 14167, 14169 and 14175 Brandywine Road, Brandywine, Maryland.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free park-ing and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Attest: Redis C. Floyd
Clerk of the Council

99440 (9-9,9-16)

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 prop-erty 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
Richard E. Solomon
Richard J. Rogers
Stephen N. Goldberg
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 prop-erty 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
99553 (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.

Alo S. Rozario
Robert Rozario
7969 Riggs Road, Unit 9
Hyattsville, MD 20783

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-00767**

Notice is hereby given this 13th day of September, 2010, by the Circuit Court for Prince George's County, that the sale of the prop-erty 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 \$154,206.50. The property sold herein is known as 7969 Riggs Road, Unit 9, Hyattsville, MD 20783.

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.

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 prop-erty 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
99554 (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 prop-erty 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 prop-erty 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.

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 prop-erty 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.

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 prop-erty 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 prop-erty 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 prop-erty 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)

THE PRINCE GEORGE’S POST

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CALL 301-627-0900

FAX 301-627-6260

Editorials & Calendar

EMAIL: PGPOST@GMAIL.COM

Have a Safe Weekend

Remember, Don’t Drink Alcohol and Drive!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

900 CASTLEWOOD DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Sheku Sheriff dated August 10, 2007 and recorded in Liber 28437, Folio 442 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$350,000.00, and an original interest rate of 7.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

99579(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

720 RITTENHOUSE STREET
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Eugene A. Mackie dated July 20, 2007 and recorded in Liber 30076, Folio 497 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,500.00, and an original interest rate of 9.250, 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 \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

99580(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

6403 GRADYS WALK
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Alvin T. Butler and Rebecca Butler dated June 8, 2005 and recorded in Liber 22262, Folio 111 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,000.00, 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 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 \$48,000.00 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

99581(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

6301 ELMHURST STREET
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Robert Turner dated May 11, 2007 and recorded in Liber 28031, Folio 325 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$256,000.00, and an original interest rate of 7.250, 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 \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

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and Drive!

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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.

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LEGALS

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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 Amrmyrl 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.

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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.

When 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 Substituted 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 Substituted Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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