

LEGALS

MOTOR VEHICLE AUCTION

Pursuant to Article 25-207 of the Maryland Motor Vehicle Laws, the following vehicles will be sold at Public Auction on Friday, October 1, 2010 at the Prince George’s County Abandoned Vehicle Team lot, 4920 Ritchie Marlboro Road, Upper Marlboro, Maryland. Registration is from 7:30 to 9:30 A.M. **REGISTRATION WITH A VALID DRIVER’S LICENSE OR IDENTIFICATION CARD IS REQUIRED TO ENTER.** No person under the age of sixteen (16) will be admitted. FAILURE TO FOLLOW AUCTION RULES AND REGULATIONS WILL RESULT IN REMOVAL FROM THE PROPERTY AND NO ADMITTANCE TO FUTURE AUCTIONS. **ALL VEHICLES SOLD “AS IS” WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED.** ALL VEHICLES UPON WHICH YOU SUCCESSFULLY BID MUST BE PAID FOR (IN CASH) NO LATER THAN 2 P.M. THE DAY OF THE AUCTION. Failure to remove purchased vehicles from the lot by 3:00 P.M. Friday, October 8, 2010 will result in additional towing and storage fees or forfeiture. REMOVAL OF VEHICLES BY APPROVED TOWING ONLY. **NO REPAIRS OF ANY KIND PERMITTED ON THE LOT.**

Viewing/inspection of vehicles for sale permitted the day of auction only. Prince George’s County is not bound by the stated year of vehicle. These described motor vehicles have been declared abandoned under the provisions of the Transportation Articles 25-202 to 25-208 inclusive of the Maryland Motor Vehicle Laws, 1985, and have been taken into custody by the Prince George’s County Police Department or the Department of Environmental Resources and stored. Efforts to identify and locate the owner(s) and/or secured parties have been unsuccessful. This notice is to inform the owner(s) and/or secured parties that they may exercise their right to reclaim said vehicles within twenty-one (21) days of the date of this notice. All charges and costs resulting from the towing, storage and notification are the responsibility of the owner(s) and/or secured parties. Failure to reclaim a vehicle within the twenty-one (21) days from the date of this notice is deemed to be a waiver of all rights, interest and title and consent to sale at Public Auction under Title 25-207 or to be otherwise disposed of as provided by Law. Prince George’s County reserves the right to bid on any of the below described motor vehicles.

To reclaim a motor vehicle, interested parties may contact

ABANDONED VEHICLE TEAM
4920 Ritchie Marlboro Road
Upper Marlboro, Maryland 20772
PHONE: 301-952-1873; TDD: 1-301-985-3894
RELAY: 1-800-735-2258

AUCTIONEER: COLONIAL AUCTION SERVICE, INC.

Immediately following the vehicle auction miscellaneous items will be auctioned in lots. Items may be, but are not limited to, tools, car seats, toys and other items removed from vehicles.

The Property Standards Group of the Department of Environmental Resources encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making “reasonable accommodations” to promote and encourage your participation. If you are disabled and in need of assistance during the auction, you must contact the Abandoned Vehicle Team no later than September 23, 2010 for arrangements.

LOT #	YR.	MAKE	BODY	V.I.N.
B5251N	2004	HAULMARK	TL	16HCB12184P042293
B5065B	1991	ACURA	4D	JH4KA7674MC021469
B5167F	1993	ACURA	4D	JH4CC2667PC007448
B5245G	1990	ACURA	2D	JH4DA9351LS045398
B5361I	1987	ACURA	4D	JH4KA2631HC019264
B5392K	1990	ACURA	2D	JH4DA9463LS071623
B5398K	1989	ACURA	2D	JH4DA3353KS022295
B5413L	2002	ACURA	4D	19UUA56702A012888
B5153A	1995	BMW	4D	WBAGF6325SDH06891
B5173E	1994	BMW	2D	WBABE5322RJA08306
B5190F	1989	BMW	4D	WBAGB4314KD062181
B5283C	1993	BMW	SW	WBAHJ6315PGD23615
B5057B	1998	BUICK	4D	1G4HP526K6WH532739
B5087D	1994	BUICK	4D	1G4AG55M3R6462308
B5168C	1987	BUICK	4D	1G4HR5139HH430309
B5243G	1996	BUICK	4D	1G4HR52K4TH427266
B5307G	2000	BUICK	4D	1G4HP54KXY4174052
B5323I	1999	BUICK	4D	2G4WB52K7X1499051
B5329G	1997	BUICK	4D	1G4CW52K7V4629290
B5382J	1994	BUICK	4D	1G4AG55M9R6438045
B5417L	1992	BUICK	4D	1G4HR53L6NH416392
B5089D	1985	CADILLAC	4D	1G6KS6980FE807129
B5093C	1984	CADILLAC	4D	1G6AW6982E9088344
B5094C	1998	CADILLAC	4D	1G6KF5498WU791850
B5117D	1993	CADILLAC	4D	1G6CD53B2P4299220
B5123D	1996	CADILLAC	4D	1G6KD52Y6TU214682
B5140D	1999	CADILLAC	4D	W06VVR549XR102776
B5145F	1981	CADILLAC	4D	1G6AB6992B9176519
B5193E	1987	CADILLAC	4D	1G6DW51Y5H9761280
B5272G	1997	CADILLAC	4D	1G6KY5297VU843402
B5333J	1996	CADILLAC	4D	1G6KD52Y8TU282319
B5424L	1997	CADILLAC	4D	1G6KY5294VU844006
B5044B	1999	CHEVROLET	VN	1GBFG15M7X1049793
B5046B	1998	CHEVROLET	VN	1GNNDM19W9WB159171
B5054A	2000	CHEVROLET	4D	1G1JC524XY7403505
B5072A	1985	CHEVROLET	PU	1GCB514A8F2116135
B5083C	2000	CHEVROLET	4D	2C1MR5228Y6701534
B5096B	2000	CHEVROLET	VN	1GCDM19W8YB209859
B5129N	1987	CHEVROLET	TK	2GBHG31XXH4126689
B5141C	1998	CHEVROLET	VN	1GNDX03E5WD312215
B5144E	1996	CHEVROLET	4D	1G1BL52W3TR109432
B5152D	1995	CHEVROLET	4D	2G1WN52M1S9305047
B5154B	1997	CHEVROLET	4D	2G1WL52MXV1186889
B5184F	1980	CHEVROLET	2D	1Z37KAB448947
B5187E	1991	CHEVROLET	VN	1GBEG25K0M7109826
B5191D	1994	CHEVROLET	2D	2G1FP2254R2140220
B5197F	1999	CHEVROLET	MP	1GNEK13R9XJ356121
B5215F	1999	CHEVROLET	MP	3GNFK16R4XC180354
B5220E	1996	CHEVROLET	MP	1GNFK16R5TJ365991
B5227G	1993	CHEVROLET	VN	1GNNDM19Z3PB194171
B5235N	1990	CHEVROLET	TK	2GBGG31J4L4125050
B5255H	1995	CHEVROLET	MP	1GNDT13W9SK216846
B5271H	1996	CHEVROLET	4D	2G1WL52M2T9282854
B5279H	1991	CHEVROLET	MP	1GNEV16K5MF102037
B5289N	2003	CHEVROLET	TK	1GBC4E1123F508563
B5293F	1993	CHEVROLET	4D	1G1LT53T8PY187404
B5299H	1991	CHEVROLET	PU	2GCEC19H7M1207197
B5306G	2000	CHEVROLET	MP	1GNDT13W3Y2157186
B5312F	1999	CHEVROLET	MP	1GNDT13W7X2170988
B5314I	1999	CHEVROLET	MP	1GNEK13R0XJ430848
B5342I	1989	CHEVROLET	MP	1GNEV16KXXKF180746
B5348I	1996	CHEVROLET	2D	1G1JC1249T7239343
B5364J	1999	CHEVROLET	VN	1GBFG15R9X1056496
B5372J	2000	CHEVROLET	4D	2G1WF52E2Y9143122
B5383I	1985	CHEVROLET	VN	1GBEG25H8F7210264
B5397J	1995	CHEVROLET	4D	1G1BL52W1SR158790
B5410K	1995	CHEVROLET	4D	2G1WL52M051188100
B5425K	1994	CHEVROLET	4D	1G1BL52P7RR191067
B5430K	1991	CHEVROLET	VN	1GNEL19Z8MB197599
B80899	2005	CHEVROLET	MP	1GND513S552300618
B5110D	1997	CHRYSLER	4D	2C3H84566GVH583598
B5183E	1996	CHRYSLER	VN	1C4GP64LXTB346745
B5198C	1999	CHRYSLER	4D	2C3HE66G1XH577089
B5208E	1988	CHRYSLER	4D	1C3BU6639JD185200
B5261H	1999	CHRYSLER	4D	2C3HC56G1XH185293
B5274H	2000	CHRYSLER	VN	1C4GP64L6YB641462
B5338I	1996	CHRYSLER	VN	1C4GP64L0TB217977
B5344I	1998	CHRYSLER	4D	1C3EJ56HXWVW290776
B5355J	2001	CHRYSLER	MP	3C8FY4BBX1T618695
B5376H	2001	CHRYSLER	2D	4C3AG42G81E036608
B5409L	2005	CHRYSLER	4D	2C3AA53G25H539688
B5423K	2004	CHRYSLER	MP	2C8CF68414R618171
B5081C	1983	DODGE	PU	1B7HW14U5D5442643
B5109C	2000	DODGE	4D	2B3HD46R7YH440555
B5116C	1997	DODGE	VN	2B4GP44R2VR281156
B5121D	1994	DODGE	VN	2B5WB35Y5RK135726
B5147F	1998	DODGE	VN	2B6HB11Y5WK101151
B5158A	1990	DODGE	PU	1B7FL16G4LS748139

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LOT #	YR.	MAKE	BODY	V.I.N.
B5162C	1998	DODGE	2D	4B3AU52N0WE018248
B5163C	2002	DODGE	VN	2B4GP44R52R529153
B5172D	1998	DODGE	4D	2B3HD56J0WH122206
B5182F	2000	DODGE	4D	2B3HD46R0YH440927
B5218E	1999	DODGE	VN	2B4FP2537XR154576
B5229G	1988	DODGE	PU	1B7FN14XXJ5720601
B5275G	1991	DODGE	4D	1B3XC46R9MD173020
B5294F	1997	DODGE	4D	2B3HD46F3VH708600
B5321I	2000	DODGE	VN	1B4GP44G6YB552107
B5324N	1989	DODGE	TK	1B6ME365XKS152130
B5326G	1998	DODGE	2D	1B3ES42C1WD544072
B5335I	1988	DODGE	PU	1B7HW24Y8JS664890
B5381I	2000	DODGE	MP	1B4HS28N1YF143814
B5195N	1996	DORSEY	TL	1DTV61Y21TA244830
B5047A	1995	EAGLE	2D	4E3AK44Y8SE073153
B5311I	1994	EAGLE	4D	2E3ED56T3RH216940
B5043A	2003	FORD	4D	1FAFP33PX3W147126
B5062B	1996	FORD	MP	1FMDU32X0TUA33249
B5067A	1992	FORD	4D	2FALP74W3NX209599
B5070A	1994	FORD	4D	1FALP52U5RA224609
B5075A	1975	FORD	SW	5B76S25895
B5092N	1988	FORD	TK	1FDKE37H0JHA79496
B5097B	1998	FORD	VN	1FTPE2424WHB44913
B5099D	1996	FORD	VN	1FTHE24H1THB54027
B5118B	1995	FORD	4D	2FALP74W3SX101754
B5122C	1995	FORD	4D	2FALP74WXSX124173
B5127D	2002	FORD	4D	1FAFP555X2A256596
B5128N	1996	FORD	VN	1FTFS24Y4THA93045
B5155B	1991	FORD	VN	1FMDA11UXMZA41934
B5159E	1994	FORD	PU	1FTDF15YXRKA03431
B5161E	1997	FORD	4D	1FALP13P3VW321340
B5186F	2007	FORD	4D	1FAFP37N27W211867
B5214E	1996	FORD	VN	2FMDA5143TBB18586
B5228H	1988	FORD	VN	1FTEE14YXJHB59009
B5231N	1990	FORD	PU	1FTHX25H6LKA81586
B5233G	1992	FORD	PU	2FTDF15Y3NCA52954
B5236G	1994	FORD	4D	1FALP52U9RG107595
B5240H	1998	FORD	VN	2FMDA51U0WBA28249
B5259F	1996	FORD	PU	1FTCR10A8TTA31906
B5277F	1993	FORD	VN	1FMCA11U6PZB58426
B5286H	1993	FORD	VN	1FDDE14N9PHA58988
B5309G	1999	FORD	PU	1FTZX1724XNB12720
B5313F	1994	FORD	PU	1FTFE15N7RNA17327
B5330J	1997	FORD	MP	1FMDU34E7VZA98875
B5336H	2001	FORD	4D	2FAFP71W91X192030
B5347J	1995	FORD	MP	1FMDU34X1SZB59909
B5349J	1999	FORD	MP	1FMPU18L2XLB95398
B5359I	2000	FORD	4D	1FAFP33P0YW106205
B5365I	1971	FORD	4D	1A3I1F66008
B5367J	1997	FORD	4D	1FALP13P7VW119441
B5388I	2000	FORD	4D	1FAHP3438YW428515
B5393L	1994	FORD	PU	1FTCR14UXRTA35775
B5395N	1997	FORD	TR	1FDY92T33VVA14293
B5400I	2001	FORD	VN	2FMZA50441BB35630
B5408K	1995	FORD	2D	1ZVLT22B655100721
B5426K	1993	FORD	VN	1FTEH24Y8PHB19149
B5432K	1999	FORD	VN	1FTNE24L7XHA04159
B5263H	1992	GEO	4D	1Y1SK5463N2034611
B5095D	1999	GMC	MP	1GKDT13W3X2520243
B5291G	2000	GMC	MP	1GKEK13T6YJ101727
B5300N	1984	GMC	DT	1GDE5D1A9EV528650
B5339N	2001	GMC	TK	1GDHG31R211901066
B5402K	2004	GMC	MP	3GKFK16T74G186136
B5069A	2003	HONDA	4D	1HGES2673L006945
B5090D	1994	HONDA	4D	1HCGD5652RA035973
B5114D	1994	HONDA	MP	4S6CY58V1R4421401
B5115C	1993	HONDA	4D	1HGC87657PA141477
B5137C	1990	HONDA	4D	1HGC87657LA160329
B5234N	1986	HONDA	MC	JH2PCI202GM200784
B5270G	1989	HONDA	4D	1HCGCA5631KA055547
B5296H	1998	HONDA	4D	1HCGC1659WA068447
B5328H	2000	HONDA	4D	1HCGC5676YA125747
B5340I	1992	HONDA	4D	1HGC87679NA107555
B5352I	1993	HONDA	4D	1HGC87653PA122988
B5369J	1993	HONDA	2D	2HGEH3380PH531174
B5374E	1998	HONDA	4D	2HGEJ8643WH597615
B5414K	1997	HONDA	4D	1HGC5526VA054432
B5068B	1992	INFINITI	4D	1JKNKG01CXNM211795
B5176E	1994	INFINITI	4D	1JNKAY21D9RM107935
B5422L	1994	INFINITI	4D	1JNKC0P1D3RT500870
B5358N	2000	INTERNATIONAL	TK	1HTSCAAL7YH292129
B5085C	1995	ISUZU	MP	4S2CK58EX54361157
B5134D	2000	ISUZU	MP	4S2CK58W5Y4326169
B5149F	1995	ISUZU	MP	4S2CY58V554373685
B5429L	1997	ISUZU	MP	4S2CM58V6V4346850
B5086C	1986	JAGUAR	4D	SAJAV1340GC435640
B5113D	1990	JAGUAR	4D	SAJHY1748LC605317
B5219F	1988	JAGUAR	4D	SAJKV1649JCS26638
B5082C	1994	JEEP	MP	1J4GZ7859RC310544
B5119A	1993	JEEP	MP	1J4GZ58S5PC100900
B5252G	1993	JEEP	MP	1J4FJ28S5PL624260
B5378J	2000	JEEP	MP	1J4GW48S2YC154076
B5434K	1999	JEEP	MP	1J4GW58N6XC798484
B5427N	1995	KAWASAKI	MC	JKAXMF11SA044170
B5079B	1997	KIA MOTORS	MP	KNDJA723XV5534991
B5136A	2001	KIA MOTORS	4D	KNAGD126815091885
B5285G	1999	KIA MOTORS	4D	KNAFB1211X5808450
B80254	2005	KIA MOTORS	MP	KNDJC733955450783
B5265H	1996	LEXUS	4D	JT8BF12GXT0161272
B5345J	1991	LEXUS	4D	JT8UF11EXM0062803
B5053A	1997	LINCOLN	4D	1LNL8M1W2VY755996
B5073A	1997	LINCOLN	4D	1LNL8M1W3VY699714
B5276H	1997	LINCOLN	4D	1LNL8M97V3VY616108
B5366J	1998	LINCOLN	4D	1LNF8M97V5VY663929
B5399K	2000	LINCOLN	4D	1LNL8M87A2YY923027
B5407L	2004	LINCOLN	MP	5LMEU88H14ZJ38658
B5421K	1999	LINCOLN	4D	1LNL8M97V5XY715912
B5042B	1996	MAZDA	4D	1YVGE22C6T5546824
B5212E	1996	MAZDA	4D	JM1BB1412T0318041
B52517F	1994	MAZDA	4D	JM1HD4617R0300128
B5232H	1991	MAZDA	2D	JM1BG2328M0226208
B5260G	1995	MAZDA	4D	JM1TA2219S1111865
B5262H	1999	MAZDA	PU	4F4YR12C4XTM46979
B5368J	1995	MAZDA	VN	JM3LV5228R0711643
B5403I	1994	MAZDA	4D	JM1LBH87A2YY923027
B5048B	1999	MERCURY	4D	2MEFM74W6XX686030
B5076B	1988	MERCURY	2D	1MEBM60F5JH645023
B5139C	1994	MERCURY	SW	3MARM15J5RR609486
B5327H	1993	MERCURY	VN	4M2DV11W6PDJ62286
B5387L	2000	MERCURY	4D	2MEFM75W7YX628797
B5416I	1993	MERCURY	VN	4M2DV11W7PDI68912
B5419L	1993	MERCURY	VN	4M2DV11W8PDI05040
B5074B	1986	MERCEDES-BENZ	4D	WDBEA302DGAA311696
B5080B	1994	MERCEDES-BENZ	4D	WDBEA32E0RC084070
B5224H	1987	MERCEDES-BENZ	4D	WDBEA26D9HA532733
B5302J	1997	MERCEDES-BENZ	4D	WDBJF55F0VA326751
B5334J	1995	MERCEDES-BENZ	4D	WDBGA33E2SA280813
B5238H	1990	MINIBUS	2D	4A3C54474LE007623
B5257H	2000	MINIBUS	4D	6MMAPF57P2YT001277
B5431L	1995	MINIBUS	2D	4A3AK54F7SE050682
B5107A	1997	NISSAN	4D	1N4BU31D9VC202105
B5124B	1987	NISSAN	2D	1N1HZ1457HX205220
B5142F	1986	NISSAN	PU	1N6ND11S6GC410338
B5148E	1996	NISSAN	4D	1N4BA41D7TC769031
B5221A	1994	NISSAN	VN	4N2DN11W5RD802669
B5223G	1995	NISSAN	VN	4N2DN11W0SD862526
B5304J	2000	NISSAN	4D	1N4DL01D4YC185633
B5337G	1995	NISSAN	VN	4N2DN11W5SD847911
B5341J	1996	NISSAN	4D	1N4BA41DXTC795526
B5389J	1998	NISSAN	4D	1N1CA21D5WT527632
B5404I	1995	NISSAN	4D	1N1CA21D7ST601613
B5428L	1995	NISSAN	MP	1N8HD17Y6SW062726
B5041A	1999	OLDSMOBILE	4D	1G3W5S2H9XFC387823
B5126C	2000	OLDSMOBILE	2D	1G3NL12TXCY373955

LEGALS

(CONTINUED FROM PAGE 10)

LOT #	YR.	MAKE	BODY	V.I.N.
J1440	1994	NISSAN	4D	1N4BU31D3RC148628
J1275	1995	OLDSMOBILE	4D	1G3AJ55M8S6367805
J1262	1993	PLYMOUTH	VN	1P4GH54R8PX709902
J5157	1987	RENKEN	BT	RBMPD101E787
J1359	1984	SPORTCRAFT	BT	SCR540610684
J5249	XXX	STARCRAFT	TL	72G650858
J1250	2003	TOYOTA	MP	5TDBT48A43S138162
J1307	1994	TOYOTA	4D	2T1AE09B0RC072233
J1351	1966	TOYOTA	PU	RK4114333
J1377	1989	TOYOTA	2D	JT5ST62K6K7310774
J1424	1990	VENTURE	TL	47GBE1716LB000010
J1395	2001	VOLKSWAGEN	4D	WVWPD63B71P140963
99346				(9-2)

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
OCS-10-0007	Shepherds Cove Elevator Installation	2nd Pre-Bid Conference: 9/10/10 @ 3:00 p.m. Opens: 9/29/10 @ 3:00 p.m.	\$ 35.00
S10-095	Chiller Maintenance Services	Opening Extended To: 9/7/2010 @ 3:00 pm	\$ 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

99392 (9-2)

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

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

Plaintiffs

vs.

Stephen Cruzado
Defendant

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)

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.

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.

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.

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 per-

LEGALS

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.

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:

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

Plaintiffs

vs.

Brandt Smith
Defendant

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

Plaintiffs

vs.

Angela C Alcain
AKA Angela C Alsain
Defendant

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 276, 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.
 Eliseo Alvarez
 Maria Alvarez
 5708 Eastpine Drive
 Riverdale, MD 20737
 Defendants

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 09-15185**

Notice is hereby given this 19th 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 20th 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 20th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$88,000.00. The property sold herein is known as 5708 Eastpine Drive, Riverdale, MD 20737.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99239 (8-26,9-2,9-9)

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.
 Rosario G. Chavez
 Jose O. Aleman
 8209 Evelyn Lane
 Clinton, MD 20735
 Defendants

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 10-14725**

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

The Report of Sale states the amount of the foreclosure sale price to be \$352,279.63. The property sold herein is known as 8209 Evelyn Lane, Clinton, MD 20735.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99230 (8-26,9-2,9-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOHN FRANKLIN MOORMAN

Notice is given that Nora L Moorman whose address is 3813 Clark Street, Capitol Heights, MD 20743, was on August 17, 2010 appointed personal representative of the small estate of John Franklin Moorman, who died on May 1, 2010, without a will.

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

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

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

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

NORA L. MOORMAN
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE’S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 85385
 99402 (9-2)

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.
 Edward E. Brown
 Edna M. Brown
 2110 Drexel Street
 Hyattsville, MD 20783
 Defendants

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 10-14662**

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

The Report of Sale states the amount of the foreclosure sale price to be \$348,812.22. The property sold herein is known as 2110 Drexel Street, Hyattsville, MD 20783.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99237 (8-26,9-2,9-9)

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.
 Imogene Wise
 4529 38th Street
 Brentwood, MD 20722
 Defendant

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 09-23477**

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

The Report of Sale states the amount of the foreclosure sale price to be \$230,812.89. The property sold herein is known as 4529 38th Street, Brentwood, MD 20722.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99236 (8-26,9-2,9-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MICHAEL EDWARD YARNELL

Notice is given that Colleen Harris whose address is 24465 Paseo Privado, Corral De Tierra, CA 93908, was on May 21, 2010 appointed personal representative of the small estate of Michael Edward Yarnell, who died on February 7, 2010, without a will.

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

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

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

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

COLLEEN HARRIS
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE’S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 84116
 99403 (9-2)

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.
 Rudolph Gordon
 15652 Ensleigh Lane
 Bowie, MD 20716
 Defendant

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 10-16795**

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

The Report of Sale states the amount of the foreclosure sale price to be \$292,676.50. The property sold herein is known as 15652 Ensleigh Lane, Bowie, MD 20716.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99235 (8-26,9-2,9-9)

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.
 Olayinka Idowu
 3908 Emblem Corner Road
 Bowie, MD 20716
 Defendant

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 10-01590**

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

The Report of Sale states the amount of the foreclosure sale price to be \$381,655.64. The property sold herein is known as 3908 Emblem Corner Road, Bowie, MD 20716.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99233 (8-26,9-2,9-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GERTRUDE W COX

Notice is given that Michael James Cox whose address is 5300 Lakevale Terrace, Bowie, MD 20720, was on August 4, 2010 appointed personal representative of the small estate of Gertrude W Cox who died on June 15, 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.

MICHAEL JAMES COX
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE’S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 85113
 99404 (9-2)

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.
 Yolanda R. Oliver
 15210 Emory Court
 Bowie, MD 20716
 Defendant

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 09-38827**

Notice is hereby given this 17th 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 17th 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 17th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$192,000.00. The property sold herein is known as 15210 Emory Court, Bowie, MD 20716.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99242 (8-26,9-2,9-9)

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.
 Donald M. Malloy
 12319 Chesterton Drive, Unit 96
 Upper Marlboro, MD 20774
 Defendant

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 09-35364**

Notice is hereby given this 18th 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 20th 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 20th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$228,900.00. The property sold herein is known as 12319 Chesterton Drive, Unit 96, Upper Marlboro, MD 20774.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99241 (8-26,9-2,9-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EARL J CLAGON

Notice is given that Keith E Clagon whose address is 15306 Blue Willow Lane, Accokeek, MD 20607, was on August 11, 2010 appointed personal representative of the small estate of Earl J Clagon, who died on July 28, 2010, without a will.

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

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

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

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

KEITH E CLAGON
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE’S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 85305
 99405 (9-2)

LEGALS

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANTOINETTE DAVIS

Notice is given that Arlandrea Waring, whose address is 2302 Emerald Heights Court, Reston, VA 20191 was on July 20, 2010 appointed personal representative of the estate of Antoinette Davis, who died on February 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 20th day of January, 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.

ARLANDREA WARING
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE’S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 84213
 99321 (8-26,9-2,9-9)

NOTICE

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

vs.
 Benjamin Reyes Bravo
 Defendant

**In the Circuit Court for Prince George’s County, Maryland
 Civil No. CAE 09-39931**

ORDERED, this 12th day of August, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6422 Jodie Street, New Carrollton, 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 13th 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 13th day of September, 2010, next.

The report states the amount of sale to be \$132,300.00.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99119 (8-19,8-26,9-2)

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.
 Carrie Carpenter (deceased), aka Carrie Crystal Carpenter
 Taren K. Parrilla Special Administrator of the Estate of Carrie Carpenter
 3504 Mase Lane
 Bowie, MD 20715
 Defendants

**In the Circuit Court for Prince George’s County, Maryland
 Case No. CAE 10-08040**

Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$344,309.48. The property sold herein is known as 3504 Mase Lane, Bowie, MD 20715.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99138 (8-19,8-26,9-2)

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DEBORAH WARD HOLLIDAY

Notice is given that William E Holliday, whose address is 2403 Green Ginger Circle, Accokeek, MD 20607 was on July 22, 2010 appointed personal representative of the estate of Deborah Ward Holliday who died on June 24, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 22nd day of January, 2011.

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

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

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

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

WILLIAM E. HOLLIDAY
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE’S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 85148
 99124 (8-19,8-26,9-2)

NOTICE

MARK H. WITTSTADT
 GERARD WM. WITTSTADT, JR.
 Substitute Trustees
 9409 Philadelphia Road
 Baltimore, Maryland 21237
 vs.

Juanita P. Ayers
 Jacob W. Ayers, Jr.
 4007 Buck Creek Rd
 Temple Hills, Maryland 20748
 Defendants

**In the Circuit Court for Prince George’s County, Maryland
 Civil No. CAE 10-02140**

ORDERED, by the Circuit Court of Prince George’s County this 17th day of August, 2010, that the foreclosure sale of the real property known as 4007 Buck Creek Rd, Temple Hills, Maryland 20748, being the property mentioned in these proceedings, made and reported by Mark H. Wittstadt and Gerard Wm. Wittstadt, Jr., Substitute Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of September, 2010. Provided a copy of this Order is inserted in some newspaper printed in Prince George’s County, once in each of three successive weeks, before the 17th day of September, 2010.

The report states the amount of the Foreclosure Sale to be \$150,000.00.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99243 (8-26,9-2,9-9)

NOTICE

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

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.
 Percy L Tolson
 2404 Roslyn Avenue
 Forestville, MD 20747
 Defendant

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAÉ 10-13685**

Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$78,000.00. The property sold herein is known as 2404 Roslyn Avenue, Forestville, MD 20747.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99140 (8-19,8-26,9-2)

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.
 Giovanni Pierre Wade
 Mikasha C. Wade
 2813A Forest Run Drive Unit #1304
 District Heights, MD 20747
 Defendants

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAÉ 10-10811**

Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$270,799.29. The property sold herein is known as 2813A Forest Run Drive Unit #1304, District Heights, MD 20747.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99142 (8-19,8-26,9-2)

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.
 Valeriano A. Escalante
 Elmer Villalobos
 Juana Fuentes
 Valeriano Escalante
 6309 60th Avenue
 Riverdale, MD 20737
 Defendants

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAÉ 10-12219**

Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$383,940.62. The property sold herein is known as 6309 60th Avenue, Riverdale, MD 20737.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99144 (8-19,8-26,9-2)

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.
 Christen I. Goodwine
 Gamal A. Haylett
 610 Main Street, Unit 101
 Laurel, MD 20707
 Defendants

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAÉ 10-14127**

Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$157,898.62. The property sold herein is known as 610 Main Street, Unit 101, Laurel, MD 20707.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99141 (8-19,8-26,9-2)

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 J. Hernandez
 6008 Middleton Lane
 Temple Hills, MD 20748
 Defendant

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAÉ 10-11807**

Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$319,876.00. The property sold herein is known as 6008 Middleton Lane, Temple Hills, MD 20748.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99143 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs
 v.
 Jose R. Benitez
 Jose M. Argueta
 1317 Washington Lane
 Fort Washington, MD 20744
 Defendants

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAÉ 10-14961**

Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$256,368.84. The property sold herein is known as 1317 Washington Lane, Fort Washington, MD 20744.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99145 (8-19,8-26,9-2)

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.
 Anthony D. Biglow
 Rebecca L. Biglow
 5 Balmoral Drive East
 Oxon Hill, MD 20745
 Defendants

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAÉ 10-12296**

Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
 The Report of Sale states the amount of the foreclosure sale price to be \$281,959.60. The property sold herein is known as 5 Balmoral Drive East, Oxon Hill, MD 20745.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 99146 (8-19,8-26,9-2)

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
2510 Moores Plains Boulevard, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Craig R Wilder, dated June 10, 2006, and recorded in Liber 25937 at folio 252 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 7, 2010
 AT 12:00 NOON**

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

LOT 17, BLOCK F IN THE SUBDIVISION KNOWN AS PLAT EIGHT BEECH TREE-EAST VILLAGE.

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 \$68,000.00 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
 99190 (8-19,8-26,9-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6709 FAIRWOOD ROAD
 HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Rhonda L. Cox and David K. Cox dated June 1, 2007 and recorded in Liber 29822, Folio 191 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,500.00, and an original interest rate of 7.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 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 \$20,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to 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

99196 (8-19,8-26,9-2)

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

**14203 COLD HARBOUR DRIVE
 ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Dennis J. Starks dated January 31, 2005 and recorded in Liber 21361, Folio 682 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$500,000.00, and an original interest rate of 6.550, 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 7, 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 \$65,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to 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

99195 (8-19,8-26, 9-2)

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
11 Barberry Court, Upper Marlboro, Maryland 20774

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

**SEPTEMBER 3, 2010
 AT 12:06 PM**

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

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

The property is improved by a dwelling.

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

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

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

99186 (8-19,8-26,9-2)

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.

Shonar Bangla, Inc.
Thomas Hagedorn, Substitute Trustee
Eugene Vandrovec
Alicia Vandrovec
J. Stephen McAuliffe III
Karen Hagedorn
Piyaal Dey
Soumya Dey

7807 BELLE POINT 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:

7807 Belle Point Drive, Greenbelt, Maryland 20770, Twenty-First (21st) Election District, described as follows:
All that lot of land and imps. Phase 4. 4,239.0000 Sq. Ft. & Imps. The Belle Point.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26295

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7807 Belle Point Drive, Greenbelt, Maryland 20770 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 4. 4,239.0000 Sq. Ft. & Imps. The Belle Point.

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

It is thereupon this 17th 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 10th day of September, 2010, and redeem the property 7807 Belle Point Drive, Greenbelt, Maryland 20770 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
99245 (8-26,9-2,9-9)

ORDER OF PUBLICATION

CARLOS DAVALOS
11508 Connecticut Avenue
Silver Spring, Maryland 20902
Plaintiff

vs.

ROBERT F. KOCH
7401 Westlake Terrace Unit 1215
Bethesda, Maryland 20817-6534

and

CARMEN KOCH
7401 Westlake Terrace Unit 1215
Bethesda, Maryland 20817-6534

and

1st MARINER BANK
Care of: Eugene A. Friedman
Resident Agent
1501 S. Clinton Street, 16th Floor
Baltimore, Maryland 21224

and

AMY B. CLUNE, Trustee
116 Defense Highway, Suite 300
Annapolis, Maryland 21401

and

IRWIN MEISELMAN
12908 Circle Drive
Rockville, Maryland 20850

and

JONATHAN BROMBERG, ELIZA-BETH DAVALOS, Trustees
11508 Connecticut Avenue
Silver Spring, Maryland 20902

and

UNKNOWN TENANTS residing at 14000 Mount Oak Court
Bowie, Maryland 20720

and

UNKNOWN OWNER OF PROPERTY 14000 Mount Oak Court,
Map 054, Grid C4, Subdivision

6035, Acct No. 07-2980258 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

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

And all other persons having or claiming to have an interest in 14000 Mount Oak Court

Defendants

In the Circuit Court for Prince George's County, Maryland
CAE 10-24042

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 14000 Mount Oak Court, Account No. 07-2980241, and assessed to Robert F. Koch and Carmen Koch, and sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

14000 Oak Court,
District 07, Map 054, Grid C4,
Subdivision 6035,
Deed Ref: 28892/021,
Acct No.: 2980258

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

It is thereupon this 17th 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 once a week for three (3) successive weeks, before the 10th day of September, 2010, warning all persons interested in said property to be and appear in this Court by the 19th day of October, 2010, to redeem the property, 14000 Mount Oak Court, Account No. 07-2980258, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, CARLOS DAVALOS, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Peggy Magee, Clerk
99244 (8-26,9-2,9-9)

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.

Allison K. Robinson
3136 Brinkley Road Bldg 12
Unit 301
Temple Hills,MD 20748

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-41510

Notice is hereby given this 23rd 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 23rd 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 23rd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$87,818.67. The property sold herein is known as 3136 Brinkley Road Bldg. 12 Unit 301, Temple Hills,MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk
99315 (8-26,9-2,9-9)

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 3, 2010
AT 10:00 A.M.

Merlin Auto Club, Capitol Heights, MD
2002 NISSAN
VIN: 1N4AL11D72C176098

Giant Auto Body, Hyattsville, MD
2007 TOYOTA
VIN: JTD8T903771125743

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

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

99294 (8-26,9-2)

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
RONALD F PERKINS

Notice is given that Alfred J. Szczerbicki, whose address is 28 Allegheny Ave., Suite 500,Towson, MD 21204 was on August 3, 2010 appointed personal representative of the estate of Ronald F Perkins, who died on August 19, 2008 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 3rd 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.

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. 80589
99322 (8-26,9-2,9-9)

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.

Lakita S. Reid
7301 Aquinas Avenue
Upper Marlboro, MD 20772

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-35953

Notice is hereby given this 24th 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 24th 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 24th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$327,060.86. The property sold herein is known as 7301 Aquinas Avenue, Upper Marlboro, MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk
99319 (8-26,9-2,9-9)

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.

Adejoke Vaughan
Abayomi Vaughan
1586 Karen Boulevard
District Heights, MD 20747

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-20136

Notice is hereby given this 23rd 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 23rd 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 23rd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$212,694.82. The property sold herein is known as 1586 Karen Boulevard, District Heights, MD 20747.

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

True Copy—Test:
Peggy Magee, Clerk
99317 (8-26,9-2,9-9)

LEGALS

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: CAE10-13955

ORDER OF PUBLICATION

This is to give notice that on the 29th 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 Janice W. Flannagan, Petitioner, against Erin Flannagan, birth mother, and Unknown birth father. The birth mother, Erin Flannagan, last known address is 11710-101 Coppergate Drive, Raleigh, NC 27614, 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 CAE10-13955, 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 16th day of August, 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 16th day of September, 2010, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 20th day of September, 2010 why the relief requested should not be granted.

PEGGY MAGEE
CLERK

99133 (8-19,8-26,9-2)

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)

LEGALS

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: CAE10-16619

ORDER OF PUBLICATION

This is to give notice that on the 25th day of May, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by Janice Alethea Douglas, Petitioner, against Shameka Lanae Harris, birth mother, and Unknown birth father. The birth mother, Shameka Lanae Harris, last known address is 7413 Goodland Drive, Landover, Maryland 20785, 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 CAE10-16619, 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 16th day of August, 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 16th day of September, 2010, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 20th day of September, 2010 why the relief requested should not be granted.

PEGGY MAGEE
CLERK

99134 (8-19,8-26,9-2)

RICHARD L. SUGARMAN
Attorney-at-Law
5101 River Road, #1712
Bethesda, Maryland 20816
(301) 907-6886

SUBSTITUTE TRUSTEE'S SALE OF IMPROVED REAL ESTATE
KNOWN AS 11234 Old Baltimore Pike, Beltsville, Maryland described as a Commercial Truck Repair Garage

Case No. CAE 10-27168

By virtue of the power and authority contained in a Deed of Trust from Corey Maragh and Rajistree Ramsammy dated January 29, 2007 and recorded among the Land Records of Prince George's County, Maryland in Liber 27040 at folio 066, upon default and request made by the party secured thereby for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex], on

FRIDAY, SEPTEMBER 10, 2010
AT 9:15 A.M.

all of the land and improvements thereon described in said Deed of Trust as follows:

Lot numbered Sixteen (16) in Block numbered Forty-five (45) in the subdivision known as Section 3, Beltsville, as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book A at Plat 64, and being in the 1st Election District of said County.

TERMS OF SALE: A deposit of \$15,000.00 payable in cash, certified check or in any other form as the Substitute Trustee, is his sole discretion, may determine acceptable. The balance of the purchase price, in cash, with interest as set forth in the Deed of Trust Note from the date of sale to the date of payment is to be paid within ten (10) days after the final ratification of the sale. Taxes, public charges, assessments and water rent to be adjusted to date of sale and thereafter be assumed by the purchaser. Said property being sold in "AS IS" condition, subject to conditions, restrictions, covenants, rights of way, easements and agreements of record, if any. Title examination, conveyancing, State and County transfer taxes, and all other costs incident to the settlement are to be paid by the purchaser. The purchaser shall comply with these terms of sale within the time aforesaid, otherwise, in addition to any other remedies available to the Substitute Trustee at law or in equity, the Substitute Trustee may, at his election, declare the deposit forfeited and resell the premises at the risk and expense of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency plus all costs and expenses of both sales. If the sale is not ratified, or if for any reason the Substitute Trustee is unable to convey clear, marketable title, the sale shall be void and 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 to the purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee.

RICHARD L. SUGARMAN
Substitute Trustee

99293 (8-26,9-2,9-9)

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: CAE09-28888

ORDER OF PUBLICATION

This is to give notice that on the 22nd day of September 2009, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by Natasha Rogers and Lee Ann Rogers, Petitioners, against Jamilah Bianca Tabb, birth mother, and Unknown birth father. The birth mother, Jamilah Bianca Tabb, last known address is Unknown 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 CAE09-28888, Guardianship of Minor Child, is that they 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 16th day of August, 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 16th day of September, 2010, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 20th day of September, 2010 why the relief requested should not be granted.

PEGGY MAGEE
CLERK

99135 (8-19,8-26,9-2)

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.

Shonar Bangla, Inc.
Thomas Hagedorn, Substitute Trustee
Eugene Vandrovec
Alicia Vandrovec
Bahram Shahriari

7803 BELLE POINT 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:

7803 Belle Point Drive, Greenbelt, Maryland 20770, Twenty-First (21st) Election District, described as follows:
All that lot of land and imps. Phase 4. 4,288.0000 Sq. Ft. & Imps. The Belle Point.

In the Circuit Court for Prince George's County, Maryland
CAE 10-26296

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7803 Belle Point Drive, Greenbelt, Maryland 20770 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 4. 4,288.0000 Sq. Ft. & Imps. The Belle Point.

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
1836 Metzertott Road #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

SEPTEMBER 10, 2010
AT 12:12 P.M.

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,
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

99265 (8-26,9-2,9-9)

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
2208 Herring Creek Drive, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Stefond Johnson and Pamela Hillsman Johnson, dated April 11, 2007, and recorded in Liber 27895 at folio 624 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 10, 2010
AT 12:00 NOON

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

LOT TWENTY-TWO (22), BLOCK D," GREENS AT PISCATAWAY GLASS-FORD VILLAGE SOUTH".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$54,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY AND AARON D. NEAL

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

99260 (8-26,9-2,9-9)

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
7005 17th Avenue, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Pedro A Alvarez aka Pedro Alvarez and Herberth A Alvarez aka Herberth Alvarez, dated September 16, 2009, and recorded in Liber 30983 at folio 250 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 3, 2010
AT 12:09 PM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 12 IN BLOCK LETTERED P IN A SUBDIVISION KNOWN AS "PART OF BLOCK P AND BLOCKS Q, R, & S, PARKLAWN".

The property is improved by a dwelling.

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

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

99187 (8-19,8-26,9-2)

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
8208 Temple Hill Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Lashonne Jones and Joseph Jones, dated May 23, 2006, and recorded in Liber 28256 at folio 513 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 3, 2010
AT 12:03 PM

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

LOT NUMBERED TWO (2) IN THE SUBDIVISION AS "EASTERLY MANOR".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

99185 (8-19,8-26,9-2)

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
13001 Brice Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Patricia B Pope, dated April 30, 2007, and recorded in Liber 28015 at folio 586 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 3, 2010
AT 12:00 NOON

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

LOT NUMBERED 207, BLOCK A IN "CAMERON GROVE".

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

99184 (8-19,8-26,9-2)

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
6817 Groveton Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Ira M Morman and Deborah B Morman, dated April 20, 2007, and recorded in Liber 28744 at folio 692 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 10, 2010
AT 12:09 P.M.

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

99264 (8-26,9-2,9-9)

LEGALS

SHANER & HELF, LLC
4920 Elm Street, Suite 200
Bethesda, Maryland 20814
(301) 913-9306

SUBSTITUTE TRUSTEES' SALE OF UNIMPROVED REAL PROPERTY

Located at 4710 Branchville Road, College Park, Md. 20740

Under and by virtue of the power of sale contained in that certain Purchase Money Deed of Trust, Security Agreement and Assignment of Rents, Leases and Contracts made by PDC-Campfire, Inc., a Maryland corporation, securing the repayment of an original principal amount of \$632,250.00, dated May 11, 2003 and recorded among the land records of Prince George's County, Maryland ("Land Records") in Liber 17469, folio 001, as amended by (i) that certain Amended and Restated Purchase Money Deed of Trust, Security Agreement and Assignment of Rents, Leases and Contracts, increasing the amount of the secured principal indebtedness to \$722,000.00, dated September 30, 2003 and recorded among the Land Records in Liber 18179, folio 663, (ii) that certain First Supplemental Deed of Trust securing the grant of additional collateral, dated February 11, 2004 and recorded among the Land Records in Liber 19062, folio 226, (iii) that certain Second Supplemental Deed of Trust, increasing the amount of the secured principal indebtedness to \$1,112,000.00, dated February 16, 2005 and recorded among the Land Records in Liber 21599, folio 194, and (iv) that certain Third Supplemental Deed of Trust, increasing the amount of the secured principal indebtedness to \$1,500,000.00, dated June 21, 2007 and recorded among the Land Records in Liber 28235, folio 347, and pursuant to that certain Deed of Appointment (Substitution of Trustees) dated as of August 22, 2008 and recorded among the Land Records in Liber 30050, folio 205, default having occurred under the terms of the Deed of Trust and at the request of the beneficiary under the Deed of Trust ("Beneficiary"), the undersigned Substitute Trustees (collectively, the "Trustee") will offer at public auction ("Auction"), **on Friday, September 3, 2010, at 11:00 a.m.**, in front of the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 (specifically at the entrance of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance), (A) all that certain fee simple land situated and lying in Prince George's County, Maryland, commonly known as Lot 25, in the subdivision known as Branchville, as described in that certain Plat of Subdivision recorded in Plat Book PM 226, at Plat 7 among the Land Records, with a street address of **4710 Branchville Road, College Park, Md. 20740** and a tax identification number of 21-3947652, constituting a re-subdivision of certain of the real property originally encumbered by and described in the Deed of Trust ("Real Property"), and (B) all of the Beneficiary's and/or Trustee's interest in that certain personal or other property encumbered by and defined as "Collateral" in the Deed of Trust ("Personalty", which together with the Real Property will sometimes be referred to herein as the "Property"). Pursuant to Section 9-604(a)(2) of the Maryland Commercial Code, the Trustee is proceeding against both the Real Property and the Personalty in accordance with its rights and remedies in respect of the Real Property.

The terms and conditions upon which the Property shall be offered for sale, as set forth in this Notice, as amended or supplemented by any oral announcements made by the Trustee during the conduct of the Auction, constitute (i) the Trustee's entire statement relative to the Property described herein and (i) the contract of sale between the Trustee, as seller, and the Purchaser (as defined herein).

The Trustee reserves the right to withdraw the Property at any time prior to the conclusion of the Auction. In the event the Trustee determines that any bid is not commensurate with the value of the Property, he may withdraw the Property from sale. The highest bidder acknowledged by the Trustee shall be the purchaser ("Purchaser"). In the event of any dispute among the bidders, the Trustee shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the Property.

At the time and place of the Auction, the Trustee will require (except from the Beneficiary or its affiliates) a deposit of **\$60,000.00**, which deposit shall be in the form of a certified or cashier's check made payable to the order of the Trustee ("Deposit"). The Trustee may, as a condition of the Auction, require all potential bidders, except the Beneficiary, to show their Deposit, or deliver same to the Trustee (to be held during the Auction) before any bidding begins. The Deposit of the Purchaser, which shall not accrue interest, will be applied toward payment of the purchase price at settlement on the Property. The balance of the purchase price payable by the Purchaser, plus interest at the Note rate of **ten and one-half percent (10.5%)** per annum from the date of the Auction through the date of settlement, shall be paid to the Trustee at settlement, by certified or cashier's check, or in equivalent immediately available funds (except from the Beneficiary or its affiliates). Settlement shall occur within ten (10) days after final ratification of the sale by the Prince George's County Circuit Court, at a location to be designated by the Trustee, unless extended thereafter in the sole discretion of the Trustee. Time is of the essence for the Purchaser.

In the event Purchaser fails to consummate the purchase as above provided, in addition to any other remedies available to the Trustee at law or in equity, (i) the Deposit may be forfeited at the option of the Trustee, and the Trustee may resell the Property, at the risk and cost of the Purchaser, and (ii) the defaulting Purchaser shall be liable for the payment of all costs, expenses and attorneys' fees of both sales, plus any deficiency resulting from such subsequent sale and the cost of collecting same. The forfeited Deposit will be applied to such costs, expenses and deficiency. The defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property.

Adjustment of all taxes, water charges, fuel, and all other utilities, if any, and all other public charges and assessments shall be adjusted and paid to the date of the Auction and assumed thereafter by the Purchaser.

All conveyancing charges, recording charges, title examination charges, state and local transfer taxes, recordation taxes, and all other costs incident to settlement, of whatsoever kind and amount, shall be paid by Purchaser.

The Property is being sold: (i) subject to any and all valid recorded and unrecorded liens, security interests, easements, rights-of-way, covenants, conditions, restrictions, matters and conditions noted on applicable record plats, and other valid encumbrances or rights to the extent any of the foregoing may lawfully apply to the Property or any part thereof and take priority over the lien of the Deed of Trust; (ii) without warranty as to the accuracy of the information furnished to and/or by the Trustee and made available to prospective bidders in this advertisement or otherwise; and (iii) subject to such other matters which the Trustee may announce prior to the sale. Additionally, the Property will be sold in "AS IS" condition without warranty of any kind, and subject to whatever an accurate survey or inspection (including an environmental audit) of the Property would disclose.

If title to the Property cannot be transferred consistent with the terms hereof for any reason, the Trustee's sole liability is limited, at his sole discretion, to return the Deposit, thereby rescinding the sale. The Purchaser's sole remedy is the return of the Deposit, and the Purchaser has no other right or remedy against the Trustee or Beneficiary at law or equity. Any loss or damage to the Property from and after the date of the Auction will be at the risk of the Purchaser. It shall be the sole responsibility of the Purchaser to obtain physical possession of the Property. Any additional terms shall be announced at the time of the Auction.

KEVIN B. MCPARLAND and DOUGLAS M. BREGMAN,
SUBSTITUTE TRUSTEES

99093 (8-19,8-26,9-2)

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
5822 Galloway Drive, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from SEARS T. MERCHANT and JIMMA L. MERCHANT, dated January 28, 2008 and recorded in Liber 29385 at Folio 012 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 Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, SEPTEMBER 8, 2010
AT 3:10 P.M.

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

LEGALS

Lot numbered six (6) in block lettered "S" in a subdivision known as Section 1, Birchwood City, as per plat thereof recorded in plat Book 27 at plat 71 among the Land Records of Prince George's County, Maryland.

The improvements thereon being known as 5822 Galloway Drive.

BEING all that same property which, by Deed dated May 31, 2002, and recorded among the Land Records of the County of Prince George's, State of Maryland, in Liber No. 15916, folio 396, was granted and conveyed by Sears T. Merchant unto Sears T. Merchant and Jimma L. Merchant.

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

TERMS OF SALE: A deposit of \$15,000.00 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 executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event 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 outstanding 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 ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

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

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

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

99147 (8-19,8-26,9-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6312 OLD LANDOVER ROAD
CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust from Mothers Care Associates, Curtis Broadnax, Theresa Broadnax, Beverly Darby and Ray Darby dated May 16, 1997 and recorded in Liber 11450, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$168,000.00, and an original interest rate of 15.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 14, 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 \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

99259 (8-26, 9-2,9-9)

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

6307 HARDWOOD DRIVE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Michelle H. Vance dated October 12, 2004 and recorded in Liber 020613, Folio 0692 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$238,500.00, and an original interest rate of 6.250, 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 **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 \$26,000.00 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

99353 (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

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY AT LIBER 197 AND FOLIO 90.

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

By virtue of the power and authority contained in a Deed of Trust from Kadija Y Sesay and Mohamed A Sesay, dated January 25, 2007, and recorded in Liber 27378 at folio 331 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 3, 2010
AT 12:18 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$82,000.00 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 reasons. 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

99182 (8-19,8-26,9-2)

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.
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)

**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)

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

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
TO ALL PERSONS INTERESTED IN THE ESTATE OF
EMMANUEL ALPHONZO KING
Notice is given that Alfred J. Szczerbicki whose address is 28 Allegheny Avenue, Suite 500, Towson, MD 21204 was on August 4, 2010 appointed personal representative of the estate of Emmanuel Alphonzo King, who died on January 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.
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. 84220
99123 (8-19,8-26,9-2)

NOTICE OF PUBLICATION
CRP Holdings A, L.P.
v.
Sourcecne Real Estate Services, LLC
t/a Exit Sourcecne Realty, et al.
**In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAL 10-07459**
Writ of Summons
State of Maryland, Prince George's County to wit:
To: Reginald Riley, Jr.
6000 Strathmore Way
Upper Marlboro, MD 20772-9500
You are hereby summoned to file a written response pleading or motion in this court to the complaint filed by:
CRP Holdings A, L.P.
c/o Agent Jones Lang Lasalle Americas, Inc.
7501 Forbes Boulevard, Suite 101
Lanham, MD 20706
within 30 days after service of this summons upon you.
This notice will be published once a week in each of three (3) weeks in the Prince George's Post, a newspaper of general circulation published in Prince George's County, Maryland.
WITNESS the Honorable William D. Missouri, Chief Judge of the said Court.
Date Issued: July 1, 2010
Leon Koutsouftikis, Esq.
Magruder, Cook, Carmody & Koutsouftikis
1889 Preston White Drive, Suite 200
Reston, VA 20191
(703) 766-4400
99092 (8-19,8-26,9-2)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees
Plaintiffs
vs.
Van Buren Watts III
Defendant
**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-17078**
ORDERED, this 12th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11216 Cherry Hill Road Unit T1, Beltsville, Maryland 20705 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 13th 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 13th day of September, 2010, next.
The report states the amount of sale to be \$67,500.00.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99121 (8-19,8-26,9-2)

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.
Jacob O. Ajomale
12101 Backus Drive
Bowie, MD 20720
Defendant
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-19770**
Notice is hereby given this 13th 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 13th 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 13th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$316,292.68. The property sold herein is known as 12101 Backus Drive, Bowie, MD 20720.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99109 (8-19,8-26,9-2)

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.
Esteban G. Rodriguez
6215 Riverdale Road
Riverdale, MD 20737
Defendant
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-21997**
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 \$73,227.22 The property sold herein is known as 6215 Riverdale Road, Riverdale, MD 20737.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99413 (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.
Billie E. Davis
11304 Rhodenda Avenue
Upper Marlboro, MD 20772
Defendant
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-03756**
Notice is hereby given this 13th 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 13th 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 13th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$428,625.72. The property sold herein is known as 11304 Rhodenda Avenue, Upper Marlboro, MD 20772.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99108 (8-19,8-26,9-2)

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

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Koffitche Atameklo
Abla Atameklo
9505 Wellington Street
Lanham, MD 20706
Defendants
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-12968**
Notice is hereby given this 12th 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 13th 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 13th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$326,274.23. The property sold herein is known as 9505 Wellington Street, Lanham, MD 20706.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99118 (8-19,8-26,9-2)

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.
Bennie Atkinson, Jr.
Jean Atkinson
10416 Inez Place
Clinton, MD 20735
Defendants
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-06036**
Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$424,618.27. The property sold herein is known as 10416 Inez Place, Clinton, MD 20735.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99136 (8-19,8-26,9-2)

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)

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.
Wayne J. Seward
3804 26th Avenue Unit #15
Temple Hills, MD 20748
Defendant
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-15897**
Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$139,261.77. The property sold herein is known as 3804 26th Avenue Unit #15, Temple Hills, MD 20748.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99107 (8-19,8-26,9-2)

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.
Alice Rawlings
2209 Anvil Lane
Temple Hills, MD 20748
Defendant
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-12212**
Notice is hereby given this 12th 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 13th 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 13th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$227,500.00. The property sold herein is known as 2209 Anvil Lane, Temple Hills, MD 20748.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99126 (8-19,8-26,9-2)

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.
Adonato Obdulio Flores
1836 Metzertott Road Unit #1418
Hyattsville, MD 20783
Defendant
**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-41389**
Notice is hereby given this 20th 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 20th 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 20th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$161,765.31. The property sold herein is known as 1836 Metzertott Road Unit #1418, Hyattsville, MD 20783.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99231 (8-26,9-2,9-9)

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)

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PGPOST@GMAIL.COM

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.
Kisha Baldwin
2436 Iverson Street Unit #2436
Temple Hills, MD 20748
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-16353**
Notice is hereby given this 20th 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 20th 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 20th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$50,000.00. The property sold herein is known as 2436 Iverson Street Unit #2436, Temple Hills, MD 20748.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99229 (8-26,9-2,9-9)

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.
Glen A. Reynoso
Clandestine Properties LLC
8415 Locust Grove Drive
Laurel, MD 20707
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-02560**
Notice is hereby given this 16th 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 16th 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 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$382,077.92. The property sold herein is known as 8415 Locust Grove Drive, Laurel, MD 20707.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99137 (8-19,8-26,9-2)

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.
Keith L. Fernandes
1836 Metzertott Road, Unit #2015
Adelphi, MD 20783
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-04526**
Notice is hereby given this 19th 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 20th 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 20th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$83,856.57. The property sold herein is known as 1836 Metzertott Road, Unit #2015, Adelphi, MD 20783.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99240 (8-26,9-2,9-9)

NOTICE

Deborah K. Curran
Laura H. G. O’Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees
vs.
Reginald D Haynes and
Abenaa A Nkrumah
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-16362**
ORDERED, this 12th day of August, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1006 Kings Heather Drive, 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 13th 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 13th day of September, 2010, next.
The report states the amount of sale to be \$379,085.41.
PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99120 (8-19,8-26,9-2)

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)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10712 TRAFTON DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Adiatu Yansaneh and Imamuna Yansaneh dated December 8, 2006 and recorded in Liber 27124, Folio 0588 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 7.510, 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 7, 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 prepayment 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
Baltimore, MD 21201
Tel: 410-528-1100
Fax: 410-528-1101
www.maauction.com

(410) 825-2900 www.mid-atlanticauctioneers.com

99205 (8-19,8-26, 9-2)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3201 SHEKHAR COURT
SPRINGDALE, MD 2077

Under a power of sale contained in a certain Deed of Trust from Emanuel Chaplin, III dated June 24, 2005 and recorded in Liber 22864, Folio 728 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 5.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$19,000.00 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 prepayment 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

99206 (8-19,8-26, 9-2)

LEGALS

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

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.
Samir M. Abdel Latif
Suntrust Mortgage, Inc.
Jason Murphy, Substitute Trustee
PRLAP, Inc., Trustee
Bank of America, N.A.
Federal National Mortgage Association
Federal Housing Finance Agency
Federal Housing Finance Agency
Federal Housing Finance Agency

7634 E ARBORY CT 264

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:

7634 East Arbory Court, Unit 264, Laurel, MD 20707, Tenth (10th) Election District, described as follows:
All that lot of land and imps. Arbory Condo-phase.

**In the Circuit Court for Prince George's County, Maryland
CAE 10-23989**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7634 East Arbory Court, Unit 264, Laurel, MD 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. Arbory Condo-phase.

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

It is thereupon this 10th 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 3rd day of September, 2010, and redeem the property 7634 East Arbory Court, Unit 264, Laurel, MD 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
99101 (8-19,8-26,9-2)

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.
Kairos Development Corp., Inc.
Samuel J. Deal, Trustee
The Harbor Bank of Maryland Community Development Corporation
Carol Leet, Trustee
PNC Bank, National Association

5614 MIDDLETON LN

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:

5614 Middleton Lane, Temple Hills, Maryland 20748, Sixth (6th) Election District, described as follows:
All that lot of land and imps. 1.0910 Acres. & Acres & Imps. T B Middleton Lot 43.

**In the Circuit Court for Prince George's County, Maryland
CAE 10-23983**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5614 Middleton Lane, Temple Hills, Maryland 20748 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. 1.0910 Acres. & Acres & Imps. T B Middleton Lot 43.

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

It is thereupon this 10th 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 3rd day of September, 2010, and redeem the property 5614 Middleton Lane, Temple Hills, Maryland 20748 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
99102 (8-19,8-26,9-2)

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.
Tony E. Rawlings
Janell F. Smith-Rawlings
Signet Mortgage Corporation
James M. Martin, Trustee
Commercial Credit Corporation
Moe Daverne, Trustee
R. Hood, Trustee
CitiFinancial, Inc.

8104 THORNFIELD TER

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:

8104 Thornfield Terrace, Forestville, Maryland, 20747, Sixth (6th) Election District, described as follows:
All that lot of land and imps. 8,157.0000 Sq. Ft. & Imps. Forestville Center Lot 19.

**In the Circuit Court for Prince George's County, Maryland
CAE 10-23982**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 8104 Thornfield Terrace, Forestville, Maryland, 20747 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. 8,157.0000 Sq. Ft. & Imps. Forestville Center Lot 19.

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

It is thereupon this 10th 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 3rd day of September, 2010, and redeem the property 8104 Thornfield Terrace, Forestville, Maryland, 20747 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
99103 (8-19,8-26,9-2)

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.
Jacqueline Liddy
DATA SEARCH, Trustee
Wells Fargo Financial Maryland, Inc.

13017 MIDSUMMER LN

and

Prince George's County, Office of Treasurer

and

Prince George's County, Office of Treasurer

LEGALS

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:

13017 Midsummer Lane, Bowie, Maryland 20715, Fourteenth (14th) Election District, described as follows:
All that lot of land and imps. 2,134.0000 Sq. Ft. & Imps. Belair Town Lot 3 Blk 284.

**In the Circuit Court for Prince George's County, Maryland
CAE 10-23918**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 13017 Midsummer Lane, Bowie, Maryland 20715 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. 2,134.0000 Sq. Ft. & Imps. Belair Town Lot 3 Blk 284.

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

It is thereupon this 10th 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 3rd day of September, 2010, and redeem the property 13017 Midsummer Lane, Bowie, Maryland 20715 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
99104 (8-19,8-26,9-2)

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.
Lawanda D. Morgan
Fairfax Savings Association
The National Bank of Washington, n/k/a PNC Bank, National Association
Mortgage Two Corporation, Trustee
Beneficial Mortgage Co. of Maryland

4928 COLONEL CONTEE PL

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:

4928 Colonel Contee Place, Upper Marlboro, Third (3rd) Election District, described as follows:
All that lot of land and imps. 7,553.0000 Sq. Ft. & Imps. Villages Of Lot 68 Blk A.

**In the Circuit Court for Prince George's County, Maryland
CAE 10-23917**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4928 Colonel Contee Place, Upper Marlboro 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. 7,553.0000 Sq. Ft. & Imps. Villages Of Lot 68 Blk A.

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

It is thereupon this 10th 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 3rd day of September, 2010, and redeem the property 4928 Colonel Contee Place, Upper Marlboro 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
99105 (8-19,8-26,9-2)

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.
Chris M. Jones
Donna L. Jones
Chris M. Jones
Donna L. Jones
Chris M. Jones
Donna L. Jones
PRLAP, Inc.
Bank of America, N.A.

401 W TANTALLON 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:

401 W. Tantallon Drive, Fort Washington, Maryland 20744, Fifth (5th) Election District, described as follows:
All that lot of land and imps. Potomac 18,163.0000 Sq. Ft. & Imps. Tantallon On The Lot 25 Blk C.

**In the Circuit Court for Prince George's County, Maryland
CAE 10-23916**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 401 W. Tantallon Drive, 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. Potomac 18,163.0000 Sq. Ft. & Imps. Tantallon On The Lot 25 Blk C.

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

It is thereupon this 10th 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 3rd day of September, 2010, and redeem the property 401 W. Tantallon Drive, 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
99106 (8-19,8-26,9-2)

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.

Cheryl George a/k/a Cheryl J. George
Reiz George, Sr.
Cheryl George,
a/k/a Cheryl J. George
4110 Kilbourne Drive
Fort Washington, MD 20744
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-03544**

Notice is hereby given this 12th 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 13th 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 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$360,384.88. The property sold herein is known as 4110 Kilbourne Drive, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99114 (8-19,8-26,9-2)

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.

Barbara C. Barnhart
Michael Barnhart
2608 Henson Valley Way
Fort Washington, MD 20744
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-12213**

Notice is hereby given this 12th 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 13th 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 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$377,664.28. The property sold herein is known as 2608 Henson Valley Way, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99116 (8-19,8-26,9-2)

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.

Sinai Reyes
Julio Cesar Valencia
9400 Rhode Island Avenue
College Park, MD 20740
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04519**

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

The Report of Sale states the amount of the foreclosure sale price to be \$157,500.00. The property sold herein is known as 9400 Rhode Island Avenue, College Park, MD 20740.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99113 (8-19,8-26,9-2)

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.

Gregory M. Barnes
7720 Normandy Road
Hyattsville, MD 20785
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-15304**

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

The Report of Sale states the amount of the foreclosure sale price to be \$179,503.72. The property sold herein is known as 7720 Normandy Road, Hyattsville, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99111 (8-19,8-26,9-2)

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.

Edwin Israel Amaya
Maria Romilia Gonzalez
6905 23rd Avenue
Hyattsville, MD 20783
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04414**

Notice is hereby given this 12th 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 13th 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 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$294,954.05. The property sold herein is known as 6905 23rd Avenue, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99115 (8-19,8-26,9-2)

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.

Jacquelynne Woolfolk
Ellwood D. Woolfolk
6801 Border Place
Fort Washington, MD 20744
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-11857**

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

The Report of Sale states the amount of the foreclosure sale price to be \$172,999.00. The property sold herein is known as 6801 Border Place, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99112 (8-19,8-26,9-2)

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.

Serafin Pedroza
12409 Kinship Turn
Bowie, MD 20715
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-09268**

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

The Report of Sale states the amount of the foreclosure sale price to be \$236,052.84. The property sold herein is known as 12409 Kinship Turn, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99234 (8-26,9-2,9-9)

THE PRINCE
GEORGE'S POST

WE WISH YOU A SAFE
WEEKEND AND
REMEMBER, DON'T DRINK
ALCOHOL AND DRIVE

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774**, for Trip Hazard Repairs and Underdrain Construction at Various Locations Contract Number 854-H (D), will be received until September 17, 2010, at 10:00 AM local pre-
vailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy-five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on August 23, 2010, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
12,000	LF	Perforated PVC Schedule 40 Underdrain
12,000	LF	Solid PVC Schedule 40 Underdrain
2,500	LF	Remove and Replace Existing Concrete Curb and Gutter
2,500	LF	Furnish and Install New Concrete Curb and Gutter
50,000	SF	Remove and Replace Existing Concrete Sidewalk
30,000	SF	Furnish and Install New Concrete Sidewalk
65	EA	Tree Removals – various Sizes
200	EA	Plant New Trees – Various Types

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Trip Hazard Repairs and Underdrain Construction at Various Locations Contract No. 854-H (D)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on September 3, 2010, at 11:00 AM local pre-
vailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

By Authority Of,
JACK JOHNSON
County Executive
Prince George's County, Maryland

99197(8-19,8-26,9-2)

NOTICE

IGS AUTOBODY & COLLISION
1230 CRONSON BLVD
CROFTON

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

Substitute Trustees,
Plaintiffs

v.

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 men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 1st day of October, 2010, provid-
ed 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)

MECHANIC'S LIEN
SALE

Freestate Lien & Recovery, Inc.
will sell at public auction the fol-
lowing 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 pres-
ence of the picnic table, Upper
Marlboro, MD 20772, at 4:00 P.M.
on September 20th, 2010
Purchaser of vehicle(s) must have it
inspected as provided in
Transportation Section 23-107 of
the Annotated Code of Maryland.
The following may be inspected
during normal business hours at
the shops listed below. All parties
claiming interest in the following
may contact Freestate Lien &
Recovery, Inc. at 410-867-9079. Fax
410-867-7935.

LOT# 4763 2005 FOREST RIVER
ODYSSEY 21FT
MD# 1260BX
RACE TRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT# 4867 2005 FORD Five
Hundred-V6
VIN# 1FAPP24115G147906
CAMP SPRINGS GETTY
6300 ALLENTOWN ROAD
CAMP SPRINGS

LOT# 4910B 1984 SEA RAY 19FT
5IN
REG# DC0084C
PRO-PERFORMANCE MARINE
4071 CADLE CREEK RD
EDGEWATER

LOT# 4937 1992 CHEVROLET
CAMARO
VIN# 1G1FP2378NL157698

LOT# 4955 1989 TOYOTA P/U
VIN# JT64RN81P1K002396
AUTO INTERNATIONAL REPAIR
CENTER
1207 WEST ST
ANNAPOLIS

LOT# 4959 2003 KIA Sedona-V6
VIN# KNDUP131236358970
RACE TRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT# 4964 2000 DODGE TRUCK
Durango-V8
VIN# 1B4HS28Z2YF291098
RACE TRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT# 4965 2006 MAZDA Mazda5-4
Cyl.
VIN# JM1CR29L660121443
HAROLD'S AUTO BODY
4506 HAMILTON ST
HYATTSVILLE

LOT# 4972 1995 KAWASAKI
GPZ1100
VIN# JKAZXBE11SA001830
MRP MOTORSPORTS
8154 RICHIE HWY STE B
PASADENA

LOT# 4973 1997 SUZUKI RF900
VIN# JS1GT73A3V2100196
MRP MOTORSPORTS
8154 RICHIE HWY STE B
PASADENA

LOT# 4974 2001 FREIGHTLINER
CONVENTIONAL
VIN# 1FUPCSZB71LG71571
GENERAL AUTO SERVICE, INC
4635 BALTIMORE AVE
HYATTSVILLE

LOT# 4980 1989 FORD L9000
VIN# 1FDYY95W8KVA06630
DRIE PARTS & SERVICE
8208 GRAY EAGLE DR
UPPER MARLBORO

LOT# 4984 1998 MERCEDES-BENZ
CLK Class
VIN# WDBLJ65G7WF036730
BOLDEN'S AUTO CLINIC
8000 OLD ALEXANDRIA FERRY
RD
CLINTON

LOT# 5035B 1977 SILVERTON 26
FT
MD# 4812AC
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 3684B 1993 BAYLINER TRO-
PHY 20FT
MD# 1489CA
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 4946 1987 GAZELLE KIT
CAR
VIN# AC171826MD
RAYS COLLISION
1718 W OLD LIBERTY ROAD
WESTMINSTER

LOT# 4978 1995 LEXUS ES-V6
VIN# JT8GK13T1S0078390
DRIE PARTS & SERVICE
8208 GRAY EAGLE DR
UPPER MARLBORO

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

LOT# 4986 1987 NISSAN 300ZX
VIN# JN1CZ1453HX152459

LEGALS

EPPS FLEET AUTOMOTIVE
3408 LESLIE AVE
TEMPLE HILLS

LOT# 4987 1966 FORD MUSTANG
VIN# 6T09C147545
EPPS FLEET AUTOMOTIVE
3408 LESLIE AVE
TEMPLE HILLS

LOT# 4989 1999 MERCEDES-BENZ
E320
VIN# WDBJF82H1XX015613
STAR VALLEY INC DBA AAMCO
TRANS
7596 ANNAPOLIS ROAD
LANHAM

LOT# 4990 2007 CADILLAC CTS-
V6
VIN# 1G6DM571T770106588
NEW AGAIN AUTO BODY
5529 SHERRIF RD
CAPITAL HTS

LOT# 4991 1999 LINCOLN
Navigator-V8
VIN# 5LMPU28A3XLJ38077
BLADENSBURG TRANSMIS-
SIONS
4726 ANNAPOLIS RD
BLADENSBURG

LOT# 4992 2004 MERCURY Grand
Marquis-V8
VIN# 2MEFM74WX4X623475
DARCARS LINCOLN MERCURY
4700 BRANCH BRANCH AVE
MARLOW HGTS

LOT# 5076B 1987 SEA RAY 27FT
6IN
MD# 7760BY
COVE POINT MARINE TRANS-
PORT
DBA BAY HARBOR BOAT YARD
6029 HERRING BAY RD BOX 2
DEALE

LOT# 5077B 1988 WELLCRAFT
27FT 7IN
REG# DL1104P
COVE POINT MARINE TRANS-
PORT
DBA BAY HARBOR BOAT YARD
6029 HERRING BAY RD BOX 2
DEALE

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

99391(9-2,9-9)

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 prop-
erty at 12612 Pleasant Prospect
Road, Bowie, Maryland 20721 men-
tioned 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 suc-
cessive 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)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan

Trustees

Plaintiffs

vs.

Gwen Moten
aka Gwendolyn J Moten,
Keely Edward Thompson and
Sophia M Thompson

Defendants

In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 10-18575

ORDERED, this 19th day of
August, 2010 by the Circuit Court
of PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 12213 Old Fort Road, Fort
Washington, Maryland 20744 men-
tioned in these proceedings, made
and reported by Deborah K.
Curran and Laura H. G. O'Sullivan,
Substitute Trustees, be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 20th 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 20th day of September,
2010, next.
The report states the amount of
sale to be \$325,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

99238(8-26,9-2,9-9)

The
Prince
George's
Post

Call

301-627-0900

or

Fax

301-627-6260

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

4810 ERSKIN ROAD
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Stephen J. Hill and Samuel S. Hill, Jr. dated July 12, 1999 and recorded in Liber 13228, Folio 551 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$118,477.00, 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 7, 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 \$11,000.00 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

99194 (8-19,8-26, 9-2)

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

14600 Dervish Court, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Igboanuzuo Ndidì Rosita Njaka, dated August 30, 2007, and recorded in Liber 28648 at folio 584 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 10, 2010

AT 12:24 P.M.

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

LOT 1, IN BLOCK F, IN THE SUBDIVISION KNOWN AS, " PLAT FIVE, TALL OAKS ESTATES."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$75,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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

99290 (8-26,9-2,9-9)

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

9309 FRIAR ROAD
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Annette Boone dated November 4, 2005 and recorded in Liber 23445, Folio 696, and re-recorded at Liber 31779, Folio 079 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,000.00, and an original interest rate of 6.250, 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 **SEPTEMBER 14, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

99228 (8-26, 9-2,9-9)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

6203 Landover Road, Cheverly, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Muinot Kukoyi, dated January 5, 2009, and recorded in Liber 30315 at folio 008 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 10, 2010

AT 12:18 P.M.

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

99266 (8-26,9-2,9-9)

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

7114 ANNAPOLIS ROAD
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Claire P. Cargill and Abiodun Olorunwunmi dated September 13, 2005 and recorded in Liber 23393, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, 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 **SEPTEMBER 14, 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 \$26,000.00 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

99226 (8-26, 9-2,9-9)

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

7608 24th Avenue, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Cristobal Benitez, dated July 25, 2006, and recorded in Liber 25999 at folio 493 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 10, 2010

AT 12:27 P.M.

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

LOT NUMBERED SIX (6), BLOCK LETTERED "V", IN THE SUBDIVISION KNOWN AS, "UNIVERSITY GARDENS."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

99292 (8-26,9-2,9-9)

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