

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
1312 Chillum Road, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Dinora E Ramirez and Maximino Sosa, dated February 9, 2007, and recorded in Liber 27817 at folio 346 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 12:21 PM

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

LOT NUMBERED FOUR (4), IN BLOCK "A", IN A SUBDIVISION KNOWN AS, "OAKDALE TERRACE."

The property is improved by a dwelling.

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

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

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

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

99183 (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
1836 Metzerott 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 (8-26,9-2,9-6)

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
12503 Tobias Court, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from James Clemons and Tracey Clemons, dated September 13, 2005, and recorded in Liber 23588 at folio 369 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

AUGUST 27, 2010
AT 12:00 NOON

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

LOT NUMBERED NINETY-EIGHT (98) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS, "PLAT FOUR HILLANTRAE".

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 \$40,000.00 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

99012 (8-12,8-19,8-26)

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
4803 Rockford Drive, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Xiomara Lozano and Armando A Zuniga Sanchez aka Armando Zuniga, dated October 30, 2006, and recorded in Liber 26656 at folio 104 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

AUGUST 27, 2010
AT 12:12 PM

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

LOT NUMBERED ONE (1), IN BLOCK LETTERED "P", IN THE SUBDIVISION KNOWN AS, " DEFENSE HEIGHTS."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% 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

99014 (8-12,8-19,8-26)

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
9409 Piscataway Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Carlos Pereira, Manfredi Cedillos, Carlos M Pereira, Francisca Marlene Pereira and Maria Natalia Salmeron, dated October 26, 2005, and recorded in Liber 23869 at folio 326 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
AT 12:06 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

99013 (8-12,8-19,8-26)

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
14600 Dervish Court, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Igboanuzuo Nndidi 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

AUGUST 27, 2010
AT 12:24 PM

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

99017 (8-12,8-19,8-26)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

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)

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 I. Aker, Jr.
6440 Fairborn Terrace
New Carrollton, MD 20784

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-13515

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 \$300,831.34. The property sold herein is known as 6440 Fairborn Terrace, New Carrollton, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk

99232

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

NOTICE

IN THE MATTER OF:
Jeffrey Johnson

FOR THE CHANGE OF NAME TO:
Jeffrey Robinson

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-24986

A Petition has been filed to change the name of Jeffrey Johnson to Jeffrey Robinson.

The latest day by which an objection to the Petition may be filed is September 17, 2010.

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

99253

(8-26)

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)

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

IN THE MATTER OF:
Alaya Joy Wheeler

FOR THE CHANGE OF NAME TO:
Alaya Joy Battle

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-23900

A Petition has been filed to change the name of Alaya Joy Wheeler to Alaya Joy Battle.

The latest day by which an objection to the Petition may be filed is September 17, 2010.

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

99254

(8-26)

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)

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

IN THE MATTER OF:
Peter John Fay

FOR THE CHANGE OF NAME TO:
Colleen Teresa Fay

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-23500

A Petition has been filed to change the name of Peter John Fay to Colleen Teresa Fay.

The latest day by which an objection to the Petition may be filed is September 17, 2010.

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

99255

(8-26)

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.

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)

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

IN THE MATTER OF:
Andrea Mottley-Teleford

FOR THE CHANGE OF NAME TO:
Andra Mottley-Teleford

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-21331

A Petition has been filed to change the name of Andrea Mottley-Teleford to Andra Mottley-Teleford.

The latest day by which an objection to the Petition may be filed is September 16, 2010.

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

99256

(8-26)

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.

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)

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, 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.

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 7803 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

99246

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

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)

NOTICE

IN THE MATTER OF:
Ngepwwng Larry Tandongfuet
Nyiawung Charlie Tandongfuet

FOR THE CHANGE OF NAME TO:
Larry Ngepwwng Tandongfuet
Ryian Nyiawung Tandongfuet

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-21315

A Petition has been filed to change the name of Ngepwwng Larry Tandongfuet to Larry Ngepwwng Tandongfuet and Nyiawung Charlie Tandongfuet to Ryian Nyiawung Tandongfuet.

The latest day by which an objection to the Petition may be filed is September 16, 2010.

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

99257

(8-26)

NOTICE

IN THE MATTER OF:
Sheikh Binish Shahid

FOR THE CHANGE OF NAME TO:
Khawaja Binish Tywab

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. CAE 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 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
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. CAE 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. CAE 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. CAE 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 men-

tioned 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. CAE 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. CAE 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. CAE 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
 Piyali Dey
 Soumya Dey

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 there-after 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

Defendanta

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)

LEGALS

ALRED 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

Defendanta

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)

Benjamin J. Woolery
 McGill & Woolery
 5303 West Court Drive
 PO Box 358
 Upper Marlboro, MD 20773
 (301) 262-3600

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
 ROBERT D. COURSEY

Notice is given that Sandra Tyler whose address is 4901 Ruatana Street, College Park, MD 20740, was on August 12, 2010 appointed personal representative of the small estate of Robert D Coursey who died on December 14, 2009, with a will.

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

All persons having 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.

SANDRA TYLER
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20772
 Estate No. 84746
 99320 (8-26)

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)

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

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:

AUGUST 27, 2010
 AT 10:00 A.M.

Jeffrey Buchanon, 2665 Honda Pl., Marbury, MD 20650
 1994 CADILLAC
 VIN: 1G6KD52BXRU305510

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

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

99201 (8-19,8-26)

LEGALS

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
C11-003	Bulk Hot Mix	Pre-Bid Conference: 9/9/10 @ 10:00 a.m. Opens: 9/24/10 @ 2:00 p.m.	\$ 5.50
C11-017	Curbside Recycling Containers	Pre-Bid Conference: 9/9/10 @ 11:00 a.m. Opens: 9/24/10 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
 JACK B. JOHNSON
 County Executive

99316 (8-26)

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)

In the Matter of

Carol Docktor
 Complainant

vs.

Computer Sciences Corporation
 Respondent

NOTICE OF PUBLIC HEARING

HRC Case No.: SL07-1207 EEOC Case No.: 12H-2008-00039

Pursuant to Section 2-204 of the Prince George's County Code, 1991, as amended, and paragraph 5 of the Commission's Rules of Procedure, the Employment Panel of the Prince George's County Human Relations Commission has set the following date to hear the referenced case:

DATE: September 7, 2010
 September 9, 2010
 TIME: 6:30 p.m.
 PACE: Room 308
 Human Relations Commission
 1400 McCormick Drive
 Largo, Maryland 20774

99324 (8-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

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

By virtue of the power and authority contained in a Deed of Trust from Cecelia G Savoy and Stephanie Martin, dated January 7, 2009, and recorded in Liber 30359 at folio 374 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
 AT 12:27 PM

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

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

The property is improved by a dwelling.

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

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

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

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

99018 (8-12,8-19,8-26)

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 (8-26,9-2,9-6)

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
 8669 Greenbelt Road, Unit 102, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Jonathan Soriano, dated March 22, 2006, and recorded in Liber 24930 at folio 442 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

AUGUST 27, 2010
 AT 12:42 PM

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

CONDOMINIUM UNIT NUMBERED 8669 UNIT 102 IN A CONDOMINIUM KNOWN AS, "CHELSEA WOODS COURT CONDOMINIUM"

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 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

99022 (8-12,8-19,8-26)

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
 1507 Potomac Heights Drive Unit 280, Fort Washington,
 Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Betty J Wood and Eddie Chandler, dated March 21, 2008, and recorded in Liber 29511 at folio 627 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 12:06 P.M.

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

CONDOMINIUM UNIT NUMBERED TWO HUNDRED EIGHT 280 IN THE PINWOOD HILL CONDOMINIUM, SECTION EIGHT.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

99262 (8-26,9-2,9-6)

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
 1719 Quarter Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Genise W Cameron, dated July 18, 2006, and recorded in Liber 25664 re-recorded in 28445 at folio 766 re-recorded in 545 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

AUGUST 27, 2010
 AT 12:45 PM

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

LOCATED IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, LOT NUMBERED TWENTY-FOUR (24), TWENTY-FIVE (25) AND TWENTY-SIX (26), IN THE BLOCK NUMBERED NINE (9), IN THE SUBDIVISION KNOWN AS "SPAULDING HEIGHTS".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

99023 (8-12,8-19,8-26)

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 (8-26,9-2,9-6)

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 purchase.

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)

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

3359 CHESTER GROVE, UNIT A
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Lawrence Robertson and Shirley A. Young-Robertson dated November 18, 2005 and recorded in Liber 23737, Folio 149 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$88,000.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], **on AUGUST 31, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Condominium Unit A, in Building 5, in the second addition to WESTPHALIA WOODS CONDOMINIUM PHASE III, of established pursuant to a Condominium Master Deed made by Grady

LEGALS

Development Corporation - Joseph T. Hunt, Joint Venture, dated September 20, 1972, and recorded September 21st, 1972, among the Land Records of Prince George’s County, Maryland, In Liber 4123 at folio 780, and pursuant to the Plat for Westphalia Woods Condominium described in said Master Deed, recorded among the Land Records of said County and stat in Condominium Plat Book No. WWW 79, at Plat numbered 48 through 69, inclusive,

AND futher described by Amendment No. 1 to the Master Deed to Westphalia Woods Condominium, said Amendment being dated November 16, 1972 and recorded November 22, 1972 in Liber 4152 at folio 941 and further, as per Plats thereof recorded in Condominium Plat book WWW 81 as Plats numbered 90 through 100, inclusive, and continuing in Condominium Plat Book WWW 82 as Plats numbered 1 through 10 inclusive, among the Land Records of Prince George’s County, Maryland, and further described by Amendment No. 2 to the Master Deed of Westphalia Woods Condominium, said Amendment being dated December 1, 1972 and recorded December 6, 1972 in Liber 4157 at folio 698 and futher, as per Plat thereof recorded in Condominium Plat Book WWW 82 as Plat numbered 29, among the Land Records of Prince George’s County, Maryland.

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 \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

99059 (8-12,8-19,8-26)

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 Duvall 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:

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.

LEGALS

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)

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
12901 Trumbull Drive, Upper Marlboro, MD 20772

By virtue of the power and authority contained in a Deed of Trust from PAUL D. HORNE, JR., dated April 10, 2006 and recorded in Liber 25159 at Folio 518 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, SEPTEMBER 8, 2010
AT 3:05 P.M.

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

Lot numbered Thirty-Three (33) in Block numbered Thirty-One (31) in the subdivision known as "Section Four D, Brandywine Country", as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 77 Plat No. 74. Being in the 15th Election District. Tax Id. No. 1752385. Property Address: 12901 Trumbull Drive, Upper Marlboro, MD 20716.

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

99222 (8-19,8-26,9-2)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, SEPTEMBER 7, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, September 7, 2010 the County Council of Prince George’s County, Maryland, will hold the following public hearing:

10:00 A.M.

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

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

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

Attest: Redis C. Floyd
Clerk of the Council

99199 (8-19,8-26)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, SEPTEMBER 7, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, September 7, 2010, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-12-2010 – AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed Nineteen Million, Six Hundred Seventy-Five Thousand Dollars (\$19,675,000) in aggregate principal amount of general obligation bonds with serial maturities including mandatory sinking fund installments in lieu of serial maturities, for the purpose of providing funds for financing in whole or in part costs of the planning, construction, reconstruction, establishment, extension, enlargement, demolition, improvement or acquisition of certain capital projects set forth in the capital budget of the County for the fiscal year ending June 30, 2010, or usable portions thereof, including describing the capital projects to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs and probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income tax regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; . . .

CB-37-2010 - AN ACT CONCERNING VACANT RESIDENTIAL PROPERTY REGISTRATION AND MAINTENANCE INTERGOVERNMENTAL INFORMATION for the purpose of amending the registration provisions of vacant or unoccupied residential structures with the Department of Environmental Resources by authorizing information sharing with Prince George's County municipalities.

CB-40-2010 (DR-2) - AN ACT CONCERNING SECONDHAND AND PAWN DEALERS for the purpose of further clarifying the definition of tangible personal property and general regulations as it relates to the second hand dealer licensing.

CB-42-2010 (DR-2) - AN ACT CONCERNING NOTICE TO PURCHASERS OF REAL ESTATE OF CERTAIN LAND RECORDS for the purpose of amending the Consumer Protection laws of the County to require disclosure in residential real estate contracts of certain information in the land records maintained in the County of the subject property and to provide provisions for the failure to provide the required notice.

CB-46-2010 (DR-2) – AN ORDINANCE CONCERNING COMMERCIAL USES for the purpose of amending the definitions, requirements, and enforcement procedures for certain commercial uses.

CB-58-2010 (DR-2) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY ARTS AND HUMANITIES COUNCIL for the purpose of codifying, renaming, and expanding the duties of the Prince George's Arts Council.

CR-66-2010 - A RESOLUTION CONCERNING PUBLIC FACILITIES FINANCING AND IMPLEMENTATION PROGRAM DISTRICT – WESTPHALIA CENTER for the purpose of designating a contiguous area within Prince George's County, Maryland, as a "PFFIP District" such development district to be located in an unincorporated area of the County known as Westphalia, Maryland, and to be known as "The Westphalia PFFIP District".

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

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

Attest: Redis C. Floyd
Clerk of the Council

99200 (8-19,8-26)

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND	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	IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD

Case No: CAE10-13955

Case No: CAE10-16619

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)

PEGGY MAGEE
CLERK

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

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)

COUNTY COUNCIL HEARING

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

TUESDAY, SEPTEMBER 7, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, September 7, 2010 the County Council of Prince George's County, Maryland, will hold the following public hearing:

10:00 A.M.

CR-72-2010 A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2011 for the purpose of approving the reprogramming \$1,300,000 in HOME Investment Partnership funds ("HOME") from the FY 2004, FY 2005, FY 2006, FY 2008, and FY 2009 Annual Action Plans to the FY 2011 Annual Action Plan for the Rainier Manor project.

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

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

Attest: Redis C. Floyd
Clerk of the Council

99198 (8-19,8-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS	NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED IN THE ESTATE OF BEATRICE ELIZABETH PORTER	TO ALL PERSONS INTERESTED IN THE ESTATE OF ESTHER ASHTON

Notice is given that Alan E. Porter, whose address is 9200 4th Street, Lanham, MD 20706 was on August 4, 2010 appointed personal representative of the estate of Beatrice Elizabeth Porter who died on July 26, 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 4th 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.

ALAN E PORTER
Personal Representative

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

Estate No. 85257
(8-12,8-19,8-26)

99010

ANNETTE DENISE ASHTON
Personal Representative

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

Estate No. 85188
(8-12,8-19,8-26)

99008

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.

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.

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

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

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

Plaintiffs

vs.

O A Diedrick Jr

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 10-17079**

ORDERED, this 9th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13416 Queens Lane, Fort Washington, Maryland 20744 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 9th 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 9th day of September, 2010, next.

The report states the amount of sale to be \$181,600.00.

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

True Copy—Test:
Peggy Magee, Clerk

99040 (8-12,8-19,8-26)

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.

Ayuba A. Oladipo
3602 Ladova Way
Springdale, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-12972**

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 \$354,548.75. The property sold herein is known as 3602 Ladova Way, Springdale, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk

99139 (8-19,8-26,9-2)

NOTICE

IN THE MATTER OF:
Mungai Koech Kinyanjui

FOR THE CHANGE OF
NAME TO:
Chase Kinyanjui Mungai

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-25892**

A Petition has been filed to change the name of Mungai Koech Kinyanjui to Chase Kinyanjui Mungai.

The latest day by which an objection to the Petition may be filed is September 17, 2010.

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

99247 (8-26)

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THE PRINCE
GEORGE'S POST
NEWSPAPER

CALL 301-627-0900
OR
FAX 301-627-6260

LEGALS

**BIG TINY TOWING
AUTO CLINIC, INC.
6118 Central Ave.
Capitol Heights, MD 20743
301-322-4141**

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 at public auction for storage, repairs, and other lawful charges:

**1997 CHEVY TAHOE
VIN #: 1GNEK13R6VJ366716**

**2002 MERZ BENZ
VIN #: WDBNG75JX2A288973**

Big Tiny’s Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday, September 4, 2010, at 10:00 A.M.**

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

Big Tiny’s Towing & Auto Clinic;
Lienor

99289 (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 fore-closure 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 OF GUARDIANSHIP

TO: Layla Daniels
FROM: Clerk of Court
Kent County

**The Family Court of the State of
Delaware
In and For Kent County
400 Court Street
Dover, DE 19901**

Petition: 10-19417 (Guardianship)

Nancy C Daniels, has brought suit against you for Guardianship in the Family Court of the State of Delaware for Kent County in Petition No: 10-19417, June 10, 2010. If you do not serve a response to the petition on the Petitioner’s Attorney.

**Nancy C Daniels
67 Harmony Lane
Dover, DE 19904**

Or to the petitioner if unrepresented and the Court within 20 days after publication of this notice exclusive of the date of publication, as required by statute, this action will be heard without further notice at Family Court.

99291 (8-26)

NOTICE

**Deborah K. Curran
Laura H. G. O’Sullivan**

Trustees

vs.

Plaintiffs

**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 property at 12213 Old Fort Road, Fort Washington, Maryland 20744 mentioned 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 contrary 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)**

LEGALS

NOTICE OF PUBLICATION

CRP Holdings A, L.P.

v.

Sourceone Real Estate Services, LLC
t/a Exit Sourceone 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)

THE PRINCE

GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

NOTICE

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

**Substitute Trustees,
Plaintiffs**

v.

**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.

**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)**

**Jason A. Deloach
11414 Livingston Road
Fort Washington, MD 20744
301-292-3300**

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLA MAY RUIZ**

Notice is given that Angela R. Lynch, whose address is 3716 Lumar Drive, Ft. Washington, MD 20744 was on July 21, 2010 appointed personal representative of the estate of Ella May Ruiz who died on June 6, 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 21st 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.

**ANGELA R. LYNCH
Personal Representative**

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

Estate No. 85141
99009 (8-12,8-19,8-26)

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.

**Larry A. Browne
Jeanette Hall, Special
Administrator of the Estate of
Larry A. Browne
7922 Piedmont Avenue
Glenarden, MD 20706**

Defendants

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAE 10-05620**

Notice is hereby given this 6th 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 7th 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 7th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$309,395.15. The property sold herein is known as 7922 Piedmont Avenue, Glenarden, MD 20706.

**PEGGY MAGEE
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99001 (8-12,8-19,8-26)**

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)**

LEGALS

**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 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

**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)**

**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
LUCILLA S. ABBOTT**

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 Lucilla S. Abbott, who died on May 13, 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. 84512
99122 (8-19,8-26,9-2)

**Anthony E. Doyle, Jr., Esquire
1002 Frederick Road
Catonsville, MD 21228
410-719-8860**

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIVIAN L. PINKNEY**

Notice is given that William R. Smith whose address is 1000 Spruce Street, Waldorf, MD 20601 was on July 26, 2010 appointed personal representative of the estate of Vivian L. Pinkney, who died on July 27, 2009 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 26th 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 R. SMITH
Personal Representative**

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

Estate No. 85028
99125 (8-19,8-26,9-2)

THE PRINCE

GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

NOTICE

**IN THE MATTER OF:
Travis Allen Kennedy**

**FOR THE CHANGE OF
NAME TO:
Travis Allen Benjamin**

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 10-25013**

A Petition has been filed to change the name of Travis Allen Kennedy to Travis Allen Benjamin.

The latest day by which an objection to the Petition may be filed is September 17, 2010.

**Peggy Magee
Clerk of the Circuit Court for
Prince George’s County, Maryland
99250 (8-26)**

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 repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Baltimore, MD 21201

(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 20774

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 repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

99206 (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

**3775 EIGHT PENNY LANE UNIT #179
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Obinna Ifeandu dated October 18, 2005 and recorded in Liber 24128, Folio 630 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$213,900.00, and an original interest rate of 4.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 31, 2010 AT 11:00 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

Terms of Sale: A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

931 MONTGOMERY STREET
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Caroline Ngandu dated December 21, 2007 and recorded in Liber 29146, Folio 287 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$31,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

99149 (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.

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

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

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

Plaintiffs

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

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

vs.

Ronald Smith aka Ronald M Smith

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-09506

ORDERED, this 6th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 97 Herrington Drive, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th 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 7th day of September, 2010, next.

The report states the amount of sale to be \$247,992.36.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99002 (8-12,8-19,8-26)

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 R. Castillo
 Melvis M. Gutierrez-Castillo
 1001 Chillum Road Unit 401
 Hyattsville, MD 20782

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-28187

Notice is hereby given this 9th 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 9th 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 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$85,300.00. The property sold herein is known as 1001 Chillum Road Unit 401, Hyattsville, MD 20782.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99048 (8-12,8-19,8-26)

NOTICE

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

vs.

Ana Julia Vasquez
 aka Ana J Vasquez and
 Jose Vasquez

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-17080

ORDERED, this 9th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5404 Newby Avenue, Riverdale, Maryland 20737 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 8th 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 8th day of September, 2010, next.

The report states the amount of sale to be \$112,500.00.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99043 (8-12,8-19,8-26)

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.

George P. Williams, Jr.
 9003 Cheltenham Avenue
 Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02055

Notice is hereby given this 5th 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 7th 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 7th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$220,000.00. The property sold herein is known as 9003 Cheltenham Avenue, Clinton, MD 20735.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99004 (8-12,8-19,8-26)

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.

George E. Charity Sr.
 Michael J. Charity Sr., Personal Representative of the Estate of George E. Charity Sr.
 Deyonia D. Charity
 8141 Murray Hill Drive
 Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-03762

Notice is hereby given this 5th 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 7th 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 7th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$262,489.16. The property sold herein is known as 8141 Murray Hill Drive, Fort Washington, MD 20744.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99005 (8-12,8-19,8-26)

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.

Wye J. Smith
 2063 Chadwick Terrace
 Temple Hills, MD 20748

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-15437

Notice is hereby given this 9th 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 9th 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 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$257,629.12. The property sold herein is known as 2063 Chadwick Terrace, Temple Hills, MD 20748.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99049 (8-12,8-19,8-26)

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.

Judith A. Cosby
 8419 Greenbelt Road, Unit T-1
 Greenbelt, MD 20770

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-29560

Notice is hereby given this 5th 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 7th 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 7th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$77,653.59. The property sold herein is known as 8419 Greenbelt Road, Unit T-1, Greenbelt, MD 20770.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99007 (8-12,8-19,8-26)

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.

Paul Jones
 Glenda D. Jones
 17209 Clairfield Lane
 Upper Marlboro, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-39888

Notice is hereby given this 9th 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 8th 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 8th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$402,787.47. The property sold herein is known as 17209 Clairfield Lane, Upper Marlboro, MD 20772.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99042 (8-12,8-19,8-26)

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.

Gary Moore, Jr.
 a/k/a Gary Vincent Moore, Jr.
 2306 Matthew Henson Avenue
 Hyattsville, MD 20785

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-08798

Notice is hereby given this 9th 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 8th 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 8th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$204,056.94. The property sold herein is known as 2306 Matthew Henson Avenue, Hyattsville, MD 20785.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99044 (8-12,8-19,8-26)

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.

Sharilyn Denise Connally
 3900 Donnell Drive
 Forestville, MD 20747

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-14019

Notice is hereby given this 9th 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 9th 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 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$307,708.96. The property sold herein is known as 3900 Donnell Drive, Forestville, MD 20747.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99038 (8-12,8-19,8-26)

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.

Veronica Renee Thomas
 5023 Mineola Road
 College Park, MD 20740

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-10739

Notice is hereby given this 9th 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 9th 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 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$192,444.33. The property sold herein is known as 5023 Mineola Road, College Park, MD 20740.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99039 (8-12,8-19,8-26)

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.

Pinwo G. Patcha
 Kevin F. Patcha
 11016 Ibis Lane
 Upper Marlboro, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-09435

Notice is hereby given this 9th 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 8th 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 8th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$267,474.96. The property sold herein is known as 11016 Ibis Lane, Upper Marlboro, MD 20772.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99045 (8-12,8-19,8-26)

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.

Rufino Venancio
 Hugo Venancio
 6417 Lamont Drive
 Hyattsville, MD 20784

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02881

Notice is hereby given this 9th 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 9th 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 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$335,231.02. The property sold herein is known as 6417 Lamont Drive, Hyattsville, MD 20784.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George's County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
99046 (8-12,8-19,8-26)

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.

Ajibola O. Sosanya-Kolawole
 Funmilola O. Sosanya-Kolawole
 1910 Dutch Village Dr T-221
 Hyattsville, MD 20785

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-14666

Notice is hereby given this 9th 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

LEGALS	
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND	VIN# 3FDNX65YX3MB00218 GENERAL AUTO SERVICE, INC 4635 BALTIMORE AVE HYATTSVILLE
IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD	LOT# 4976 2008 NISSAN Altima-4 Cyl. VIN# 1N4AL24E98C249183 NAZ AUTO SALES 17412 LIVINGSTON ROAD ACCOKEEK
Case No: CAE09-28888	LOT# 4977 2005 CHEVROLET TRUCK G2500 Van-V8 VIN# 1GCGG25V951100996 NAZ AUTO SALES 17412 LIVINGSTON ROAD ACCOKEEK
ORDER OF PUBLICATION	LOT# 5022B 1960 STANFORD 18FT REG# FL7024KA QUIMBY'S MARINE SALES & SERVICE 9295 OCEAN GATEWAY US RTE 50 EASTON
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.	LOT# 5048B 1975 COLUMBIA 32FT 2IN OFFICIAL# 577368 "BLITZEN" MD# 3811AV GATES MARINE SERVICE 600 CABANA BLVD DEALE
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.	TERMS OF SALE: CASH PUBLIC SALE The Auctioneer reserves the right to post a Minimum Bid
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.	Freestate Lien & Recovery, Inc. 610 Bayard Road Lothian, MD 20711 410-867-9079
PEGGY MAGEE CLERK	99148 (8-19,8-26,9-2)
MECHANIC'S LIEN SALE	ORDER OF PUBLICATION
Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on September 6th, 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.	PLYMOUTH PARK TAX SERVICES, LLC c/o James F. Truitt, Jr. 20 East Timonium Road, Ste. 106 Timonium, Maryland 21093 Plaintiff
LOT# 4858 1999 CHEVROLET TRUCK Tahoe-V8 VIN# 1GNEK13R4XJ536185 ALL TUNE & LUBE 23 HAMPTON PARK BLVD CAPITOL HEIGHTS	Progressive Baptist Church Branch Banking and Trust Company Jordan M. Spivok, Substitute Trustee Old Line Bank
LOT# 4901B 1980 WATKINS 27FT REG# NJ3275GT SPRING COVE MARINA 455 LORE ROAD SOLOMONS	6305 MARK DR
LOT# 4953 2005 FORD Taurus-V6 VIN# 1FAFP53U85A292165 AAMCO OF FREDERICK 5870 URBANA PIKE FREDERICK	and
LOT# 4966 1998 CADILLAC Deville-V8 VIN# 1G6KD54Y6WU728677 BELAIR AUTOMATIC TRANSMIS- SIONS 214 NORTH TOLLGATE RD BELAIR	Prince George's County, Office of Treasurer
LOT# 4967 2001 CHRYSLER Town & Country-V6 VIN# 2C8GP64L71R240377 TIKO TIRE & AUTO SERVICE 5000 WABASH AVE BALTIMORE	and
LOT# 4968 2003 MITSUBISHI Galant-4 Cyl. VIN# 4A3AA46GX3E054469 TIKO TIRE & AUTO SERVICE 5000 WABASH AVE BALTIMORE	Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
LOT# 4969 1999 CHRYSLER 300M-V6 VIN# 2C3HE66G3XH509456 DARCARS CHRYSLER JEEP DODGE MARLOW HT 5060 AUTH WAY MARLOW HEIGHTS	and
LOT# 4970 2005 CHRYSLER Pacifica-V6 VIN# 2C4GM68495R495938 DARCARS CHRYSLER JEEP DODGE MARLOW HT	In the Circuit Court for Prince George's County, Maryland CAE 10-26244
LOT# 4971 1998 HONDA SUPER HAWK 996 VIN# JH2SC3601WMO00915 MRP MOTORSPORTS 8154 RICHIE HWY STE B PASADENA	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6305 Mark Drive, Temple Hills, MD 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:
LOT# 4975 2003 FORD F650	All that lot of land and imps. 11,376.0000 Sq. Ft. & Imps. Grimes Acres Lot 1 Blk B

LEGALS	
and	be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.
Prince George's County, Office of Treasurer	PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland
and	True Copy—Test: Peggy Magee, Clerk 99096 (8-19,8-26,9-2)
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)	ORDER OF PUBLICATION
and	PLYMOUTH PARK TAX SERVICES, LLC c/o James F. Truitt, Jr. 20 East Timonium Road, Ste. 106 Timonium, Maryland 21093 Plaintiff
	v.
	Mexican Group Investments, LLC L. Michael Welsh Branch Banking and Trust Co. John Yim, Trustee Charles H. Shih Vivian W. Shih
	5506 KENILWORTH 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:
	5506 Kenilworth Avenue, Riverdale, Maryland 20737, Nineteenth (19th) Election District, described as follows: All that lot of land and imps. Pt Lot 11 Eq 9058 Sq Ft At S Pt 9,058,0000 Sq. Ft. & Imps. East Riverdale Blk B.
	In the Circuit Court for Prince George's County, Maryland CAE 10-24040
	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5506 Kenilworth Avenue, Riverdale, Maryland 20737 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. Pt Lot 11 Eq 9058 Sq Ft At S Pt 9,058,0000 Sq. Ft. & Imps. East Riverdale Blk B.
	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 5506 Annapolis Road, Unit A-8, Lanham, MD 20706 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 99095 (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.
	Stephen D. Ruben Stephen D. Ruben Branch Banking and Trust Company
	9500 ANNAPOLIS RD A-7
	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:
	9500 Annapolis Road, Unit A-7, Twentieth (20th) Election District, described as follows: All that lot of land and imps. 3,623.0000 Sq. Ft. & Imps. Lanham Professional.
	In the Circuit Court for Prince George's County, Maryland CAE 10-26242
	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9500 Annapolis Road, Unit A-7 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. 3,623.0000 Sq. Ft. & Imps. Lanham Professional.
	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 9500 Annapolis Road, Unit A-7 and answer the complaint or thereafter a final judgment will

LEGALS	
of redemption in the following property 5014 Edmonston Road, Hyattsville, Maryland, 20781 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:	(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:
	12800 Old Fort Road, Fort Washington, MD 20744, Fifth (5th) Election District, described as follows: All that lot of land and imps. 31,189.0000 Sq. Ft. & Imps. Fort Washington
	In the Circuit Court for Prince George's County, Maryland CAE 10-24037
	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 12800 Old Fort Road, Fort Washington, MD 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. 31,189.0000 Sq. Ft. & Imps. Fort Washington
	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 5014 Edmonston Road, Hyattsville, Maryland, 20781 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 99098 (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.
	The Resurrected Church of Christ Apostolic Faith, Inc. Harold J. Falchick, Trustee Harold J. Falchick 1988 Trust Harold J. Falchick, Trustee Harold J. Falchick 1988 Trustee
	3903 38TH 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:
	3903 38th Street, Brentwood, Maryland 20722, Seventeenth (17th) Election District, described as follows: All that lot of land and imps. 3,380.0000 Sq. Ft. & Imps. Cedar Croft
	In the Circuit Court for Prince George's County, Maryland CAE 10-24038
	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3903 38th Street, Brentwood, Maryland 20722 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. 3,380.0000 Sq. Ft. & Imps. Cedar Croft.
	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 3903 38th Street, Brentwood, Maryland 20722 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, Md.
	True Copy—Test: Peggy Magee, Clerk 99117 (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.
	Alberto Jova 1505 Delmont Lane Takoma Park, MD 20912 Defendant
	In the Circuit Court for Prince George's County, Maryland Case No. CAE 10-06098
	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 \$389,752.73. The property sold herein is known as 1505 Delmont Lane, Takoma Park, MD 20912.
	PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md.
	True Copy—Test: Peggy Magee, Clerk 99318 (8-26,9-2,9-9)

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, 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 10-13504

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

IN THE MATTER OF:
Kemdilichukwu Lennard Ibodi

FOR THE CHANGE OF NAME TO:
Kem Lenny Ibodi

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-25011

A Petition has been filed to change the name of Kemdilichukwu Lennard Ibodi to Kem Lenny Ibodi.

The latest day by which an objection to the Petition may be filed is September 17, 2010.

Peggy Magee

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

99251 (8-26)

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

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

1911 RED OAK DRIVE
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Jose A. Arias and Bertila Arias dated March 19, 2007 and recorded in Liber 27804, Folio 157 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,000.00, and an original interest rate of 6.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 \$45,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

99173 (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

5706 66TH AVENUE
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Hector Vivar-Guzman and Karina Esquivel dated March 23, 2007 and recorded in Liber 27514, Folio 099 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,000.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 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 \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206

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

99174 (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)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
313 East Tantallon Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from McDuffy O Robinson and Michelle A Robinson, dated August 5, 1996, and recorded in Liber 10940 at folio 589 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 3, 2010
AT 12:12 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 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

99188 (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
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)

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
10416 Truxton Road, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Ana Cruz and Arturo Segura, dated December 8, 2006, and recorded in Liber 27114 at folio 152 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 12:15 PM

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

LOT NUMBERED TWO (2) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "KNOLLWOOD 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 \$39,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

99189 (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)

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 43, 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 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

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

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

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 (8-26,9-2,9-6)

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 CASTLETON WAY
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Andre C. Williams and Millicent S. Williams dated March 10, 2007 and recorded in Liber 27468, Folio 582 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$231,150.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 31, 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 \$25,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

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

99052 (8-12,8-19,8-26)

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 (8-26,9-2,9-6)

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 (8-26,9-2,9-6)

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