

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

**4815 NANTUCKET ROAD
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Heinar E. Claros and German O. Claros dated January 30, 2007 and recorded in Liber 27200, Folio 753 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$303,900.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 17, 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 \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

98884 (7-29,8-5,8-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1117 ANDEAN GOOSE WAY
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated January 15, 2007 and recorded in Liber 28464, Folio 001 from Rosa B. Robinson, trustee or successor trustee of the Rosa B. Robinson Revocable Living Trust dated November 17, 2005 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$385,000.00, and an original interest rate of 6.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 17, 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 \$38,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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98887 (7-29,8-5,8-12)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7983 RIGGS ROAD, UNIT # 10
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Susana Caldwell dated August 23, 2006 and recorded in Liber 25924, Folio 736, and re-recorded at Liber 31660, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,000.00, and an original interest rate of 7.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 17, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$19,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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98885 (7-29,8-5,8-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6506 AMERICA BOULEVARD, UNIT 501
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Adaoha C. Hamilton dated October 31, 2007 and recorded in Liber 29352, Folio 373 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,180.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 17, 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 \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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98886 (7-29,8-5,8-12)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on August 16th, 2010 Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 4892 2001 FORD Focus-4 Cyl.
VIN# 1FAPP36341W182928
D & J AUTO SALES
20126 LETTERSBURG PIKE
HAGERSTOWN

LOT# 4893 1996 DODGE TRUCK
Dakota Pickup-V6
VIN# 1B7GG23X2T5614457
D & J AUTO SALES
20126 LETTERSBURG PIKE
HAGERSTOWN

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

LOT# 4898 2001 FORD TRUCK
Ranger-V6
VIN# 1FTZR15E31TA51208
D & J AUTO SALES
20126 LETTERSBURG PIKE
HAGERSTOWN

LOT# 4936 1998 BMW 740IL
VIN# WBAGJ832XWDM11086
GEORGE'S AUTO HOSPITAL LLC
7512 RICKENBACKER DRIVE
GAITHERSBURG

LOT# 4937 1992 CHEVROLET
CAMARO
VIN# 1G1FPP2378NL157698
IGS AUTOBODY & COLLISION
1230 CRONSON BLVD
CROFTON

LOT# 4938 1976 PONTIAC TRANS
AM
VIN# 2W87Z6N592382
ONE WAY CUSTOMS
1230 CRONSON BLVD
CROFTON

LOT# 4939 2005 MERCURY
Mountaineer-V6
VIN# 4M2ZU86W95ZJ07602
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT# 4940 2005 LINCOLN LS-V6
VIN# 1LNHM86S85Y621201
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT# 4941 1995 MITSUBISHI
Galant-4 Cyl.
VIN# 4A3AJ46G7SE080199
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT# 4942 2000 FORD Taurus-V6
VIN# 1FAFP5529YA162119
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT# 4943 2003 FORD Taurus-V6
VIN# 1FAFP55263A152673
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT# 4944 1977 PLYMOUTH
VOLARE
VIN# HP41G7F120082
DORSEY TRANSMISSION SERVICE INC
908 REECE Cyl.
SEVERN

LOT# 5023B 1989 BAYLINER 26FT
1IN
MD# 4491AV
RHODE RIVER MARINA/BOAT
SALES
3932 GERMANTOWN RD
EDGEWATER

LOT# 5024B 1989 BAYLINER 18FT
7IN
MD# 9730AW
RHODE RIVER MARINA/BOAT
SALES
3932 GERMANTOWN RD
EDGEWATER

LOT# 5025B 1984 TROJAN 33FT
MD# 9948BG
JACKSON MARINE SALES
230 RIVERSIDE DR
NORTHEAST

LOT# 5026B 1988 BAYLINER 23FT
8IN
MD# 6540AT
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

LOT# 5027B 1981 SEA RAY SUN-
DANCER 24FT 5IN

LOT# 5028B 1989 COBIA SPIRIT II
18FT 2IN
MD# 7323AV
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

LOT# 5029B 1972 WELLCRAFT
FISHERMAN 17FT
MD# 3614AG
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

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FISHERMAN 17FT
MD# 3614AG
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

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1101 FRENCHTOWN RD
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MD# 3614AG
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PERRYVILLE

LOT# 5029B 1972 WELLCRAFT
FISHERMAN 17FT
MD# 3614AG
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

LOT# 5029B 1972 WELLCRAFT
FISHERMAN 17FT
MD# 3614AG
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

MD# 5529AS
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

LOT# 5028B 1989 COBIA SPIRIT II
18FT 2IN
MD# 7323AV
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

LOT# 5029B 1972 WELLCRAFT
FISHERMAN 17FT
MD# 3614AG
SAM'S MARINA
1101 FRENCHTOWN RD
PERRYVILLE

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

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

98888 (7-29,8-5)

ORDER OF PUBLICATION

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

v.

Kathleen A. Moore
Kayak Manufacturing Corporation

6721 HAMILTON 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:

6721 Hamilton Street, Riverdale,
MD 20737, Second (2nd) Election
District, described as follows:
All that lot of land and imps.
15,726.0000 Sq. Ft. & Imps. Beacon
Heights Lot 17, Blk B

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-23039**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 6721 Hamilton Street,
Riverdale, MD 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.
15,726.0000 Sq. Ft. & Imps. Beacon
Heights Lot 17, Blk B

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.
It is thereupon this 27th day of
July, 2010, by the Circuit Court for
Prince George's County, Ordered,
That notice be given by the inser-
tion of a copy of this Order in some
newspaper having general circula-
tion in Prince George's County
once a week for three (3) successive
weeks, warning all persons inter-
ested in the property to appear in
this Court by the 20th day of
August, 2010, and redeem the
property 6721 Hamilton Street,
Riverdale, MD 20737 and answer
the complaint or thereafter a final
judgment will be entered foreclos-
ing 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
98904 (8-5,8-12,8-19)

NOTICE

IN THE MATTER OF:
McJunior Nyakangah Tanyifor

FOR THE CHANGE OF
NAME TO:
Brian Nyakangah Tanyifor

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 10-21318
A Petition has been filed to
change the name of McJunior
Nyakangah Tanyifor to Brian
Nyakangah Tanyifor.
The latest day by which an ob-
jection to the Petition may be filed is
August 25, 2010.

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

98919 (8-5)

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
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

AUGUST 9, 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 \$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,
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

98717 (7-22,7-29,8-5)

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
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

AUGUST 9, 2010
AT 12:21 PM

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

LOT NUMBERED AND LETTERED 361 A IN BLOCK NUMBERED 32 IN THE SUBDIVISION KNOWN AS RESUBDIVISION OF LOTS 361 AND 362, BLOCK 32, SECTION 4, CHEVERLY AS PER PLAT THEREOF RECORDED IN PLAT BOOK BB 8 AT FOLIO 85 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

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

98719 (7-22,7-29,8-5)

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

AUGUST 13, 2010
AT 12:03 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

98788 (7-29,8-5,8-12)

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
414 Suffolk Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Debra K Morton, dated May 31, 2006, and recorded in Liber 26150 at folio 598 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 9, 2010
AT 12:06 PM

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

ALL THAT PIECE OR PARCEL OF LAND LYING, SITUATE, AND BEING IN PRINCE GEORGE'S COUNTY, MARYLAND CONTAINING 8125 SQUARE FEET OF LAND, MORE OR LESS, IN ACCORDANCE WITH A SURVEY MADE BY MILLARD THORNE, SURVEYOR, DATED NOVEMBER 2, 1940 AND AS DESCRIBED IN A DEED RECORDED IN LIBER 2368 AT FOLIO 349.

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

98714 (7-22,7-29,8-5)

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
6811 Buchanan Street, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Kareem Charles and Ria Charles, dated September 29, 2008, and recorded in Liber 30088 at folio 447 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 9, 2010
AT 12:09 PM

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

LOT NUMBERED FOURTEEN (14), FIFTEEN (15), SEVENTEEN (17) AND EIGHTEEN (18) IN BLOCK NUMBERED (2) IN THE SUBDIVISION KNOWN AS "SECTION 1, LANDOVER HILLS".

The property is improved by a dwelling.

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

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

98715 (7-22,7-29,8-5)

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
8303 Cowan Avenue, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Juan M. Carino and Jose F. Reyes-Carino aka Jose F. Reyes Carino, dated April 20, 2006, and recorded in Liber 25160 at folio 135 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 9, 2010
AT 12:12 PM

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

LOT NUMBERED ONE (1) IN THE SUBDIVISION KNOWN AS "JOHN J COWAN'S SUBDIVISION", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND CONTAINING A TOTAL OF 13,160 SQ FT OF LAND, MORE OR LESS.

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 \$31,000.00 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

98716 (7-22,7-29,8-5)

LEGALS

JEROME A. KUTA
Substitute Trustee
6423 Old Branch Avenue
Camp Springs, Maryland 20748
(301) 449-5530

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE
REAL ESTATE

**Lots 1 through 8 and Outlot lettered A in the Subdivision known as
Greenbelt Forest**

By virtue of the power and authority contained in a Deed of Trust from Greenbelt Forest Associates, LLC to Gerald J. Whittaker and Kevin P. Huffman (Trustees) dated the 12th day of December, 2003, and recorded in Liber 18839, folio 051, among the Land Records of Prince George's County, Maryland, and as Modified at Liber 25387, Folio 066, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at the at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**AUGUST 24, 2010
AT 1:20 P.M.**

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

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8) and Outlot lettered A in the subdivision known as GREENBELT FOREST, as per plat there of recorded among The Land Records of Prince George's County, Maryland, in Plat Book REP 197 at Plat No. 65, being located in the 14th Election District of said County, and

The property consists of unimproved lots and Outlot lettered A. The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any.

TERMS OF SALE: A deposit of \$ 50,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.50% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay. Time is of the essence for the purchaser; otherwise, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorney fees of \$1,250.00, plus costs, to the Trustee. Purchaser waives personal service of any paper filed in connection with such a Motion to Forfeit Deposit and Resell the property 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 sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profit resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason 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, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser agrees to pay \$275.00 to Seller's attorney for review of the settlement documents. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, integrity, physical condition, merchantability, degree of completion of any construction, status of permits, or other similar matters.

JEROME A. KUTA
Substitute Trustee
Harvey West Auctioneers, LLC
300 E. Joppa Rd., Ste. 1103
Baltimore, MD 21286

98925 (8-5,8-12,8-19)

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
1805 Lebanon Street, Hyattsville, Maryland 20783**

By virtue of the power and authority contained in a Deed of Trust from Jose S Reyes, dated March 17, 2006, and recorded in Liber 24679 at folio 268 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 20, 2010
AT 12:18 PM**

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

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "R" AS SHOWN ON THE PLAT OF SUBDIVISION ENTITLED "LANGLEY PARK".

The property is improved by a dwelling.

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

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

98897 (8-5,8-12,8-19)

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
2221 Jameson Street, Temple Hills, Maryland 20748**

By virtue of the power and authority contained in a Deed of Trust from Jose Salazar aka Jose Israel Salazar, dated November 1, 2006, and recorded in Liber 26520 at folio 270 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 20, 2010
AT 12:03 PM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FOURTEEN (14) IN BLOCK NUMBERED THREE (3) IN A SUBDIVISION KNOWN AS, "HILLCREST 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 \$27,000.00 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

98900 (8-5,8-12,8-19)

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
1219 Port Echo Lane, Bowie, Maryland 20716**

By virtue of the power and authority contained in a Deed of Trust from Marichu Concepcion, dated July 22, 2009, and recorded in Liber 30857 at folio 077 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 20, 2010
AT 12:27 PM**

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

LOT NUMBERED NINETEEN (19) IN BLOCK NUMBERED THIRTEEN (13) IN A SUBDIVISION KNOWN AS "POINTER RIDGE AT COLLINGTON, SECTION 5".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98898 (8-5,8-12,8-19)

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
15701 Atlantis Drive, Bowie, Maryland 20716**

By virtue of the power and authority contained in a Deed of Trust from Beverlie Burke, dated November 21, 2006, and recorded in Liber 26711 at folio 530 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 20, 2010
AT 12:09 PM**

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

LOT NO. 11, BLOCK P, AS SHOWN ON THE PLAT ENTITLED, PLAT 36 MITCHELLVILLE EAST.

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 \$47,000.00 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

98901 (8-5,8-12,8-19)

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
102 College Station Drive, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Waleigne K Desta and Tsehay M Shikur, dated June 28, 2006, and recorded in Liber 26145 at folio 094 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 20, 2010
AT 12:30 PM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTY-NINE (59) IN THE SUBDIVISION KNOWN AS "PLAT ONE, COLLEGE STATION".

The property is improved by a dwelling.

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

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

98899 (8-5,8-12,8-19)

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.

Elvi D. Villeda Cruz
Nely Y. Quinteros
7503 Woodbine Drive
Laurel, MD 20707

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-23068**

Notice is hereby given this 2nd 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 2nd 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 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$120,000.00. The property sold herein is known as 7503 Woodbine Drive, Laurel, MD 20707.

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

True Copy—Test:
Peggy Magee, Clerk
98951 (8-5-8-12,8-19)

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.

Jeffrey Scarcia
5007 Stewart Court
College Park, MD 20740

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-08791**

Notice is hereby given this 2nd 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 2nd 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 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$282,386.59. The property sold herein is known as 5007 Stewart Court, College Park, MD 20740.

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

True Copy—Test:
Peggy Magee, Clerk
98957 (8-5-8-12,8-19)

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE

COMMISSIONERS

NOTICE OF PUBLIC

HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County, on August 26, 2010 and will be heard on October 26, 2010. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 53 and 17 BL 54

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

Public Hearings are also scheduled for September 1, 2010 and September 8, 2010 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
June 8, 2010

98930 (8-5-8-12)

NOTICE

IN THE MATTER OF:
Tyler Marie Burandt

FOR THE CHANGE OF
NAME TO:
Tyler Marie Wilson

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-19279**

A Petition has been filed to change the name of Tyler Marie Burandt to Tyler Marie Wilson.

The latest day by which an objection to the Petition may be filed is August 25, 2010.

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

98923 (8-5-

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

AUGUST 24, 2010

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

TRANSFER

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

Pratibhaben Malavia,
President/Secretary /Treasurer,
Gary M. Wells, Assistant Secretary for a Class A, Beer, Wine and Liquor License for the use of A.W. Wells, Inc., t/a Bossy's Liquors, 16001 Marlboro Pike, Upper Marlboro, 20772 transfer from A.W. Wells, Inc., t/a Bossy's Liquors, Nancy Wells, President, Benjamin Brashears, Jr., Vice President, Alice B. Canter, Secretary /Treasurer.

Clinton Richard Field,
Authorized Person/Member for a Class B(BLX), Beer, Wine and Liquor License for the use of CR NH, LLC, t/a Cadillac Ranch, 186 Fleet Road, National Harbor, 20745 transfer from CR NH, LLC, t/a Cadillac Ranch, Eric Patrick Schilder, Authorized Person.

Su Bok Jeong,
President/Treasurer, Won Huh, Vice President, Harry C. Oliver, Secretary for a Class D, Beer License for the use of J & H Convenience, Inc., t/a J & H Convenience, 5400 Marlboro Pike, District Heights, 20747 transfer from Amita, Inc., t/a Lee's Deli Mini Mart, Chung Soon Lee, President/Secretary /Treasurer.

NEW

Vanessa Favier-Anderson, Member for a Class D, Beer License for the use of Caribbean Flava, LLC, t/a Caribbean Flava, 5050 Brown Station Road, Suite 105, Upper Marlboro, 20772.

A hearing at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, August 24, 2010. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
July 1, 2010

98931 (8-5-8-12)

MECHANIC'S LIEN
SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on August 23rd, 2010 Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 3684B 1988 BAYLINER TROPHY 20FT
HIN# BYQA18F0J293
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 4748 1998 PONTIAC Firebird-V8
VIN# 2G2FV22G5W2212163
PRECISION TUNE AUTO CARE
10515 YORK RD
HUNT VALLEY

LOT# 4947 1996 JEEP Cherokee-6 Cyl.
VIN# 1J4FJ78S6TL246067
A PLUS AUTO REPAIR AND SERVICES INC
943 N FREDERICK AVE
GAITHERSBURG

LOT# 4948 1999 TOYOTA Camry Solara
VIN# 2T1CG22P6XC236814
AIRPARK AUTO COOLING CENTER
18725 MOONEY DR
GAITHERSBURG

LOT# 4949 2002 CHEVROLET 3500
VIN# 1GCHG35R221237335
AIR PARK COOLING CENTER, INC
18725 MOONEY DR
GAITHERSBURG

LOT# 4950 2001 MERCURY Cougar-V6
VIN# 1ZWFT61LX15605993
VP AUTO
7607 MASON ST
DISTRICT HTS

LOT# 4951 2003 AUDI A4-4 Cyl.

LEGALS

Turbo
VIN# WAULC68E73A135057
AUTO INTERNATIONAL REPAIR CENTER
1207 WEST ST
ANNAPOLIS

LOT# 4952 2003 JAGUAR X-Type-V6
VIN# SAJEA53C63WD14215
TART'S GARAGE
909 RACE RD
BALTIMORE

LOT# 5008B 2001 CAPE CRAFT 16FT 9IN
REG# DL 09516
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5009B 1956 CUSTOM 40FT 11N
OFFICIAL# 272153 "SEA WITCH
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5011B 1999 MONTEREY 262CR 26FT
MD# 6763BW
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 5013B 1972 PEARSON 26FT 11N
MD# 2134AG
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 5014B 1982 ERICSON 25FT 5IN
MD# 1461BV
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 5015B 1975 HUNTER 25FT
MD# 0475AB
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 5036B 1968 IRWIN 27FT
MD# 4288AF
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5042B 1998 RENKEN 25FT
MD# 8524BH
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5043B 1982 SEA RAY 24FT 7IN
MD# 8406AH
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

TERMS OF SALE: CASH

PUBLIC SALE

The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.

610 Bayard Road

Lothian, MD 20711

410-867-9079

98935 (8-5-8-12)

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.

Household Finance Corporation, III
Taro Gehani

7901 SURRATTS RD

and

Prince George's County, Office of
Treasurer

and

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

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:

7901 Surratts Road, Clinton, MD 20735, Ninth (9th) Election District, described as follows:
All that lot of land and imps. 6.0000 Acres and Imps.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-21549**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7901 Surratts Road, Clinton, MD 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 6.0000 Acres and Imps.

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

It is thereupon this 27th day of July, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the inser-

tion 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 20th day of August, 2010, and redeem the property 7901 Surratts Road, Clinton, MD 20735 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
98910 (8-5-8-12,8-19)

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.

Sabrina Edmonds
John S. Burson, Trustee
Wells Fargo Home Mortgage, Inc.
Richard T. Cregger, Trustee
WMC Mortgage Corp.
Mortgage Electronic Registration Systems ("MERS")
Household Finance Corporation III
Edward S. Cohn, Substitute Trustee
Stephen N. Goldberg, Substitute Trustee

7915 WOODYARD RD

and

Prince George's County, Office of
Treasurer

and

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

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:

7915 Woodyard Road, Clinton, Maryland 20735, Ninth (9th) Election District, described as follows:
All that lot of land and imps. 20,000.0000 Sq. Ft. & Imps. Belle Fonte- Lot 2.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-21544**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7915 Woodyard Road, Clinton, Maryland 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 20,000.0000 Sq. Ft. & Imps. Belle Fonte- Lot 2.

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

It is thereupon this 27th day of July, 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 20th day of August, 2010, and redeem the property 7915 Woodyard Road, Clinton, Maryland 20735 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
98909 (8-5-8-12,8-19)

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.

Nathan Carter
Nathan Carter
Adam Magazine, Trustee
Bruce Magazine, Trustee
S.F.C. II, LLC

9900 DALE 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)

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:

9900 Dale Drive, Upper Marlboro, MD 20772, Eleventh (11th) Election District, described as follows:
All that lot of land and imps. 10,039.0000 Sq. Ft. & Imps. Hollaway Estates Lot 10 Blk 16.

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-21543**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9900 Dale Drive, Upper Marlboro, MD 20772 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 10,039.0000 Sq. Ft. & Imps. Hollaway Estates Lot 10 Blk 16.

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

It is thereupon this 27th day of July, 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 20th day of August, 2010, and redeem the property 9900 Dale Drive, Upper Marlboro, MD 20772 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
98908 (8-5-8-12,8-19)

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.

Epifanio Garcia
6000 Mustang Drive
Riverdale, MD 20737

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-14023**

Notice is hereby given this 2nd 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 2nd 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 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$317,641.36. The property sold herein is known as 6000 Mustang Drive, Riverdale, MD 20737.

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

True Copy—Test:
Peggy Magee, Clerk
98958 (8-5-8-12,8-19)

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.

Lucilla Moncada aka Lucila O. Moncada
1529 Nova Avenue
Capitol Heights, MD 20743

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-09439**

Notice is hereby given this 2nd 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 2nd 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 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$141,820.57. The property sold herein is known as 1529 Nova Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:
Peggy Magee, Clerk
98955 (8-5-8-12,8-19)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE

COMMISSIONERS

NOTICE OF PUBLIC

HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County, on September 23, 2010 and will be heard on November 23, 2010. Those licenses are:

Class D, Beer and Wine – 17 DW 53

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

Public Hearings are also scheduled for October 6, 2010 and October 13, 2010 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
July 28, 2010

98929 (8-5-8-12)

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.

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.
Courtney A. Bennett
13800 Farnsworth Lane, Unit
#5406
Storage Unit No. 5-30 & Garage
No. 5-1
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-38823

Notice is hereby given this 27th day of July, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of August, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 27th day of August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$106,797.50. The property sold herein is known as 13800 Farnsworth Lane, Unit # 5406, Storage Unit No. 5-30 & Garage No. 5-1, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98890 (8-5,8-12,8-19)

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
7224 Crafford Place
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-07884

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

The Report of Sale states the amount of the foreclosure sale price to be \$158,083.68. The property sold herein is known as 7224 Crafford Place, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98824 (7-29,8-5,8-12)

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

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

CASE NO.: CAE 10-14908

ORDER OF PUBLICATION

This is to give notice that on the 6th day of May, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by VALERIE CUSTIS and MICHAEL CUSTIS, Petitioners, against CANDICE DAVIS, birth mother, and ZAKI WALL, birth father. The birth mother, CANDICE DAVIS, last known address is 5291 85th Avenue, #105, New Carrollton, MD 20784, 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 CAE10-14908, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 20th day of July, 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 20th day of August, 2010, giving notice to **ZAKI WALL**, Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 23rd day of August, 2010 why the relief requested should not be granted.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
98821 (7-29,8-5,8-12)

NOTICE

Edward S. Cohn
Richard E. Solomon
Richard J. Rogers
Stephen N. Goldberg
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Maria De Jesus Maya
Henry O J. Gomez
11318 Cherry Hill Road,
Unit II-R 104
Beltsville, MD 20705
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-34157

Notice is hereby given this 2nd 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 2nd 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 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$220,169.67. The property sold herein is known as 11318 Cherry Hill Road, Unit II-R 104, Beltsville, MD 20705.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98949 (8-5,8-12,8-19)

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.
Kurtiss E. Locker
5538 Karen Elaine Drive,
Unit # 1627
New Carrollton, MD 20784
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-10839

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

The Report of Sale states the amount of the foreclosure sale price to be \$86,417.73. The property sold herein is known as 5538 Karen Elaine Drive, Unit # 1627, New Carrollton, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98825 (7-29,8-5,8-12)

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

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

CASE NO.: CAE 10-18977

ORDER OF PUBLICATION

This is to give notice that on the 17th day of June, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by MICHAEL J RATAY and LINETTE F RATAY, Petitioners, against LAURIE ANNE RATAY, birth mother, and RICHIE T GREEN, birth father. The birth mother, LAURIE ANNE RATAY, **is deceased**, and the last known address of the birth father, **RICHIE T GREEN** is 2811 Curtis Drive, Temple Hills, MD 20748, 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 CAE10-18977, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 20th day of July, 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 20th day of August, 2010, giving notice to **RICHIE T GREEN**, Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 23rd day of August, 2010 why the relief requested should not be granted.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk
98823 (7-29,8-5,8-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HUBBARD WHITE JR

Notice is given that Ellie Sanes, whose address is 6308 Martins Terr., Lanham, MD 20706 was on July 23, 2010 appointed personal representative of the estate of Hubbard White Jr., who died on June 12, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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.

ELLIE SANES
Personal Representative

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

Estate No. 85049
98943 (8-5,8-12,8-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANNE WOODS

Notice is given that Lewis Allen Woods, whose address is 1420 Wrighton Road, Lothian, MD 20711 was on July 6, 2010 appointed personal representative of the estate of Anne Woods who died on May 4, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of 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.

LEWIS ALLEN WOODS
Personal Representative

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

Estate No. 85020
98733 (7-22,7-29,8-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELIZABETH MARY HOLFORD

Notice is given that Patrick Holford, whose address is 729 Shepherd St NW, Washington, DC 20011 was on July 19, 2010 appointed personal representative of the estate of Elizabeth Mary Holford who died on June 7, 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 19th 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.

PATRICK HOLFORD
Personal Representative

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

Estate No. 85105
98839 (7-29,8-5,8-12)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
James M. Howard, Jr.
3011 Parkland Drive
Forestville, MD 20747
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-08041

Notice is hereby given this 21st day of July, 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 August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$127,230.39. The property sold herein is known as 3011 Parkland Drive, Forestville, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98805 (7-29,8-5,8-12)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Ana Vilma Ramos
Jose Novoa
2901 Reed Street
Glenarden, MD 20706
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-08331

Notice is hereby given this 21st day of July, 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 August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$301,854.80. The property sold herein is known as 2901 Reed Street, Glenarden, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98806 (7-29,8-5,8-12)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
HARRY D. BUCKLER
Estate No.: 84180

NOTICE OF JUDICIAL
PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ROBERT BUCKLER AND ELSIE M. MOORE for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **September 1, 2010 at 9:30 AM.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD. 20773-1729
(301) 952-3250

98799 (7-29,8-5)

NOTICE

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

Ahmad M M Hamid
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-15293

ORDERED, this 21st day of July, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1913 Barlowe Place, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of August, 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 23rd day of August, 2010, next.

The report states the amount of sale to be \$56,000.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98804 (7-29,8-5,8-12)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Substitute Trustees
Plaintiffs
vs.

Adebola A Alafe and Elliott Emuh
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-11289

ORDERED, this 21st day of July, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9611 Franklin Avenue, Lanham, Maryland 20706 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 August, 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 August, 2010, next.

The report states the amount of 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
98812 (7-29,8-5,8-12)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
HARRY D. BUCKLER
Estate No.: 84180

NOTICE OF JUDICIAL
PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by DOROTHY HAVENNER for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **September 1, 2010 at 9:30 AM.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD. 20773-1729
(301) 952-3250

98800 (7-29,8-5)

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

121 PEPPER MILL DRIVE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Joseph Lyon and Wanda D. Lyon dated February 16, 2007 and recorded in Liber 27540, Folio 172 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$261,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

98961 (8-5,8-12,8-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
13702 Captain Marbury Lane, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Diane A Rankin and Will Rankin, dated August 25, 2006, and recorded in Liber 26851 at folio 716 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 9, 2010
AT 12:24 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98720 (7-22,7-29,8-5)

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

10246 PRINCE PLACE, UNIT 22-207
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Tracey Golden dated February 12, 2007 and recorded in Liber 27266, Folio 376 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$181,600.00, and an original interest rate of 7.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

98962 (8-5,8-12,8-19)

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
4823 Henderson Road, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Reyes Peralta Angeles aka Reyes Peralta and Ricardo Avila Carrillo aka Ricardo Avila, dated July 7, 2006, and recorded in Liber 25674 at folio 385 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 9, 2010
AT 12:27 PM

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

LOT NUMBERED NINETY-ONE (91) IN THE SUBDIVISION KNOWN AS "WOODLANE, SECTION 2,".

The property is improved by a dwelling.

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

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

98721 (7-22,7-29,8-5)

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

13220 FLETCHERTOWN ROAD
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Shane A. Umstead dated December 12, 2006 and recorded in Liber 27156, Folio 659 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$345,600.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 10, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

98723 (7-22,7-29,8-5)

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
11303 Gunpowder Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Pedro Estrada aka Pedro Antonio Estrada and Claudina Vega, dated November 14, 2006, and recorded in Liber 26956 at folio 299 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 9, 2010
AT 12:30 PM

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

LOT NUMBERED THIRTY-ONE (31) IN BLOCK LETTERED "O" IN THE SUBDIVISION KNOWN AS "PART OF BLOCKS 'O', 'U', 'V', & 'W', ARAGONA 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 \$49,000.00 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

98722 (7-22,7-29,8-5)

LEGALS

ORDER OF PUBLICATION

VCRT Trust, LLC
C/o De Laurentis, Reiff & Reid, L.L.C.
3604 Eastern Avenue, Suite 300
Baltimore, Maryland 21224
(410) 534-3800

vs.

Plaintiff

Thelma A. Lawrence a/k/a Thelma A. Marcus-Lawrence, and Suntrust Bank, and John S. Burson, Substitute Trustee, and William M. Savage, Substitute Trustee, and Gregory N. Britto, Substitute Trustee, and Jason Murphy, Substitute Trustee, and Kristine D. Brown, Substitute Trustee, and Erik W. Yoder, Substitute Trustee, and

Prince George’s County, Maryland And All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 17 of Prince George’s County, described as follows: Account No. 187619-2; known as RIGGS HILL CONDO. Street address of 7400 18th Ave 12.

In the Circuit Court for Prince George’s County, Maryland CAE 10-21453

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George’s County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 21st day of July, 2010, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in The Prince George’s Post, which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 13th day of August, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 21st day of September, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
98828 (7-29,8-5,8-12)

ORDER OF PUBLICATION

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

vs.

Plaintiff

Stanley Fleischer
Stanley Fleischer

MARLBORO PIKE 3

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:

Marlboro Pike 3, Fifteenth (15th) Election District, described as follows:

All that lot of land and imps. 3,637.0000 Sq. Ft. & Imps. Melwood Townhouse

In the Circuit Court for Prince George’s County, Maryland CAE 10-21450

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

property Marlboro Pike 3 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. 3,637.0000 Sq. Ft. & Imps. Melwood Townhouse

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

It is thereupon this 21st day of July, 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 13th day of August, 2010, and redeem the property Marlboro Pike 3 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
98829 (7-29,8-5,8-12)

ORDER OF PUBLICATION

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

vs.

Plaintiff

Frances M. Fernandes, Trustee Antonio F. Fernandes, Trustee Frances M. Fernandes, Trustee Antonio F. Fernandes, Trustee Frances M. Fernandes, Revocable Trust Frances M. Fernandes, Trustee Antonio F. Fernandes, Trustee

207 CAREYBROOK LANE

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:

207 Careybrook Lane, Oxon Hill, MD 20745, Twelfth (12th) All that lot of land and imps. 40,910.0000 Sq. Ft. & Imps. Careybrook-resub Lot 32

In the Circuit Court for Prince George’s County, Maryland CAE 10-21478

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 207 Careybrook Lane, Oxon Hill, MD 20745 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 40,910.0000 Sq. Ft. & Imps. Careybrook-resub Lot 32

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

It is thereupon this 21st day of July, 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 13th day of August, 2010, and redeem the property 207 Careybrook Lane, Oxon Hill, MD 20745 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff’s title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
98830 (7-29,8-5,8-12)

ORDER OF PUBLICATION

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

vs.

Plaintiff

Frank T. Johnson, Jr. Amy M. Earp Trste, Inc., Trustee Wachovia Bank, NA

7208 HAVRE TURN

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:

7208 Havre Turn, Upper Marlboro, MD 20772, Fifteenth (15th) Election District, described as follows: All that lot of land and imps. 11,377.0000 Sq. Ft. & Imps. Queensland Lot 7 Blk L

In the Circuit Court for Prince George’s County, Maryland CAE 10-21479

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7208 Havre Turn, Upper Marlboro, MD 20772 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 11,377.0000 Sq. Ft. & Imps. Queensland Lot 7 Blk L

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

It is thereupon this 21st day of July, 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 13th day of August, 2010, and redeem the property 7208 Havre Turn, Upper Marlboro, MD 20772 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
98831 (7-29,8-5,8-12)

ORDER OF PUBLICATION

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

vs.

Plaintiff

Jerry L. Garris, Sr. Rose Mortgage, Inc. Mortgage Electronic Registration Systems (“MERS”)

605 MACE 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:

605 Mace Drive, Fort Washington, MD 20744, Fifteenth (12th) All that lot of land and imps. 15,043.5100 Sq. Ft. & Imps. Autumn Grove - Lot 18 Blk A

In the Circuit Court for Prince George’s County, Maryland CAE 10-21481

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 605 Mace Drive, 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. 15,043.5100 Sq. Ft. & Imps. Autumn Grove - Lot 18 Blk A

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

It is thereupon this 21st day of July, 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 13th day of August, 2010, and redeem the property 605 Mace Drive, Fort Washington, MD 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
98832 (7-29,8-5,8-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Julie Malinda Butler
12622 Wrightwood Court
Upper Marlboro, MD 20772

In the Circuit Court for Prince George’s County, Maryland Case No. CAE 10-07981

Notice is hereby given this 21st day of July, 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 August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$133,500.00. The property sold herein is known as 12622 Wrightwood Court, Upper Marlboro, MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk
98808 (7-29,8-5,8-12)

NOTICE

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

vs.

Shelby Knight

In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 10-15433

ORDERED, this 21st day of July, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7503 Courtney Place, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of August, 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 23rd day of August, 2010, next.

The report states the amount of sale to be \$220,070.60.

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

True Copy—Test:
Peggy Magee, Clerk
98803 (7-29,8-5,8-12)

ORDER OF PUBLICATION

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

vs.

Plaintiff

532 Lebaum St., LLC
532 Lebaum St., LLC
532 Lebaum St., LLC
532 Lebaum St., LLC
Scot R. Browning, Trustee James R. Carlin, Jr., Trustee Capital Bank, NA

3507 DUKE 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:

3507 Duke Street, College Park, MD 20740, Twenty-First (21st) Election District, described as follows: All that lot of land and imps. 7,150.0000 Sq. Ft. & Imps. College Park Lot 15 Blk A

In the Circuit Court for Prince George’s County, Maryland CAE 10-21482

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3507 Duke Street, College Park, MD 20740 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. 7,150.0000 Sq. Ft. & Imps. College Park Lot 15 Blk A

The Complaint states, among

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Lawrence E. Herbert
12332 Rollys Ridge Avenue,
Unit 2105
Upper Marlboro, MD 20774

In the Circuit Court for Prince George’s County, Maryland Case No. CAE 10-08714

Notice is hereby given this 21st day of July, 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 August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$314,909.63. The property sold herein is known as 12332 Rollys Ridge Avenue, Unit 2105, Upper Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk
98809 (7-29,8-5,8-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Eric L. Hickerson
Belva D. Hickerson
3913 Nicholson Street
Hyattsville, MD 20782

In the Circuit Court for Prince George’s County, Maryland Case No. CAE 10-08790

Notice is hereby given this 21st day of July, 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 August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$264,550.08. The property sold herein is known as 3913 Nicholson Street, Hyattsville, MD 20782.

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

True Copy—Test:
Peggy Magee, Clerk
98810 (7-29,8-5,8-12)

NOTICE

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

vs.

Brandi Calhoun

In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 10-10778

ORDERED, this 21st day of July, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12904 Applecross Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of August, 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 August, 2010, next.

The report states the amount of sale to be \$292,192.35.

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

True Copy—Test:
Peggy Magee, Clerk
98811 (7-29,8-5,8-12)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 21st day of July, 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 13th day of August, 2010, and redeem the property 3507 Duke Street, College Park, MD 20740 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
98833 (7-29,8-5,8-12)

NOTICE

STEVEN P. HENNE and STEPHEN B. JACKSON, Substituted Trustees

vs.

MARC GILES and JAMILLE GILES

Defendants

In the Circuit Court for Prince George’s County, Maryland Case No. CAE 10-15421

NOTICE IS HEREBY GIVEN, this 22nd day of July, 2010, by the Circuit Court for Prince George’s County, that the sale of the property known as 14016 Duckett Road, Brandywine, Maryland 20613, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Essex Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of August, 2010, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George’s County, once a week for three successive weeks on or before the said 23rd day of August, 2010.

The report states the amount of sale to be \$40,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
98815 (7-29,8-5,8-12)

NOTICE

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

vs.

Lloyd H Hooks Jr

In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 10-02548

ORDERED, this 21st day of July, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5808 Rayburn Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of August, 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 August, 2010, next.

The report states the amount of sale to be \$176,846.73.

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

True Copy—Test:
Peggy Magee, Clerk
98807 (7-29,8-5,8-12)

NOTICE

STEVEN P. HENNE and STEPHEN B. JACKSON, Substituted Trustees

vs.

MORTEZA FARAJIDAVAR

Defendant

In the Circuit Court for Prince George’s County, Maryland Case No. CAE 10-14794

NOTICE IS HEREBY GIVEN, this 21st day of July, 2010, by the Circuit Court for Prince George’s County, that the sale of the property known as 13101 Ridge Brook Court, Fort Washington, Maryland 20744, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Essex Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of August, 2010, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George’s County, once a week for three successive weeks on or before the said 20th day of August, 2010.

The report states the amount of sale to be \$315,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
98813 (7-29,8-5,8-12)

LEGALS

NOTICE

STEVEN P. HENNE and
STEPHEN B. JACKSON,
Substituted Trustees

vs.

Plaintiffs

MONIFA DOONQUAH

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-13524

NOTICE IS HEREBY GIVEN, this 22nd day of July, 2010, by the Circuit Court for Prince George’s County, that the sale of the property known as 13500 Van Brady Road, Upper Marlboro, Maryland 20772, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Essex Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of August, 2010, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George’s County, once a week for three successive weeks on or before the said 23rd day of August, 2010.

The report states the amount of sale to be \$600,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
98819 (7-29,8-5,8-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Argachew G. Weyessa
10619 Cedarwood Lane
Fort Washington, MD 20744

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-11307

Notice is hereby given this 14th day of July, 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 August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$346,793.96. The property sold herein is known as 10619 Cedarwood Lane, Fort Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk
98704 (7-22,7-29,8-5)

**THE PRINCE
GEORGE’S POST**

Call 301-627-0900

Fax 301-627-6260

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
RODGER RANKIN

Notice is given that Alfred J. Szczerbicki, whose address is 28 Allegheny Ave., Ste 500, Towson, Maryland 21204 was on July 14, 2010 appointed personal representative of the estate of Rodger Rankin who died on May 8, 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.

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. SZCZEBICKI
Personal Representative

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

Estate No. 82459
98731 (7-22,7-29,8-5)

NOTICE

STEVEN P. HENNE and
STEPHEN B. JACKSON,
Substituted Trustees

vs.

Plaintiffs

SOKHAN ENG and
SIMAILY K. ENG

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 08-00535

NOTICE IS HEREBY GIVEN, this 16th day of July, 2010, by the Circuit Court for Prince George’s County, that the sale of the property known as 200 Major King Lane, Fort Washington, Maryland 20744, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Essex Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of August, 2010, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George’s County, once a week for three successive weeks on or before the said 16th day of August, 2010.

The report states the amount of sale to be \$320,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
98698 (7-22,7-29,8-5)

NOTICE

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

vs.

James Fajuyigbe and
Julie Fajuyigbe

Defendants

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-15292

ORDERED, this 22nd day of July, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 136 Firethorn Court Unit 146, 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 23rd day of August, 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 23rd day of August, 2010, next.

The report states the amount of sale to be \$233,650.09.

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

True Copy—Test:
Peggy Magee, Clerk
98817 (7-29,8-5,8-12)

**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:

1989 FORD TK
VIN #: 1FDKF87M5KMA67286

2002 CHEV TK
VIN #: 3GNFK16Z62G242359

1992 TOYOTA CELICA
VIN #: JT2ST87N6N0125407

1984 FORD TK
VIN #: 1FT8R10SXEB29627

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday, July 31, 2010, at 10:00 A.M.**

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

Big Tiny’s Towing & Auto Clinic;
Lienor

98725 (7-22,7-29)

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 6, 2010
AT 10:00 A.M.

Leonard Njoku
Adelphi, MD

1992 HONDA
VIN #: 1HGC87652NA058519

Giant Auto Body
Hyattsville, MD

2002 LEXUS
VIN #: JTHBF30G820046179

Sale to be held at:

J & M Auto
5921 Arbor Street
Hyattsville, MD 20781

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

98835 (7-29,8-5)

LEGALS

NOTICE

STEVEN P. HENNE and
STEPHEN B. JACKSON,
Substituted Trustees

vs.

Plaintiffs

ATKINSON PROPERTIES &
BUILDERS, INC.,
BENNIE ATKINSON, JR. and
JEAN E. ATKINSON

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-13523

NOTICE IS HEREBY GIVEN, this 16th day of July, 2010, by the Circuit Court for Prince George’s County, that the sale of the property known as 10410 Inez Place, Clinton, Maryland 20735, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Essex Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of August, 2010, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George’s County, once a week for three successive weeks on or before the said 16th day of August, 2010.

The report states the amount of sale to be \$335,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
98700 (7-22,7-29,8-5)

NOTICE

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

vs.

Eric T Ngala and Victorine Pafe

Defendants

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-15099

ORDERED, this 22nd day of July, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5109 Whitfield Chapel Road, Lanham, Maryland 20706 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 23rd day of August, 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 23rd day of August, 2010, next.

The report states the amount of sale to be \$124,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
98820 (7-29,8-5,8-12)

NOTICE

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

Substitute Trustees,
Plaintiffs

Alcides Daniel Lozano Lovato
aka Alcides Lozano
5621 67th Avenue
Riverdale, MD 20737

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-12214

Notice is hereby given this 22nd day of July, 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 August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$421,477.85. The property sold herein is known as 5621 67th Avenue, Riverdale, MD 20737.

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

True Copy—Test:
Peggy Magee, Clerk
98816 (7-29,8-5,8-12)

NOTICE

IN THE MATTER OF:
Edith Ajuah Atabong

FOR THE CHANGE OF
NAME TO:
Kelly Anyinke Atabong

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-21317

A Petition has been filed to change the name of Edith Ajuah Atabong to Kelly Anyinke Atabong.

The latest day by which an objection to the Petition may be filed is August 25, 2010.

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

98920 (8-5)

NOTICE

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

vs.

Plaintiffs

Kia Chante Scott

Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-14730

ORDERED, this 20th day of July, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1953 Dutch Village Drive Unit 256, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of August, 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 August, 2010, next.

The report states the amount of sale to be \$76,579.75.

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

True Copy—Test:
Peggy Magee, Clerk
98734 (7-22,7-29,8-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Hazel Lowman
1013 Clovis Avenue
Capitol Heights, MD 20743

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-10737

Notice is hereby given this 15th day of July, 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 August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$74,262.50. The property sold herein is known as 1013 Clovis Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:
Peggy Magee, Clerk
98702 (7-22,7-29,8-5)

W. Alton Lewis
1450 Mercantile Lane, Suite 155
Largo, MD 20774
(301) 341-3577

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINALD R WILSON

Notice is given that Angela Wilson whose address is 6509 Ronald Road, Capitol Heights, MD 20743, was on July 20, 2010 appointed personal representative of the small estate of Reginald R Wilson, who died on December 13, 2001, with a will.

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

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

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

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

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

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

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

ANGELA WILSON
Personal Representative

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

Estate No. 85130
98796 (7-29)

LEGALS

NOTICE

STEVEN P. HENNE and
STEPHEN B. JACKSON,
Substituted Trustees

vs.

Plaintiffs

ATKINSON PROPERTIES &
BUILDERS, INC.,
BENNIE ATKINSON, JR. and
JEAN E. ATKINSON

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-13522

NOTICE IS HEREBY GIVEN, this 16th day of July, 2010, by the Circuit Court for Prince George’s County, that the sale of the property known as 10409 Inez Place, Clinton, Maryland 20735, made by Steven P. Henne and Stephen B. Jackson, Substituted Trustees, to Essex Bank and reported in the above-entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of August, 2010, next; provided a copy of this Notice be inserted in some newspaper published in said Prince George’s County, once a week for three successive weeks on or before the said 16th day of August, 2010.

The report states the amount of sale to be \$320,000.00.

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

True Copy—Test:
Peggy Magee, Clerk
98699 (7-22,7-29,8-5)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Winifred Gordon
8867 Rusland Court Unit # 8867
Ft Washington, MD 20744

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-08263

Notice is hereby given this 14th day of July, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$66,791.76. The property sold herein is known as 8867 Rusland Court Unit # 8867, Ft Washington, MD 20744.

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

True Copy—Test:
Peggy Magee, Clerk
98703 (7-22,7-29,8-5)

Benjamin J. Woolery
McGill & Woolery
5303 West Court Drive
PO Box 358
Upper Marlboro, MD 20773
(301) 627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CONSTANCE B FREELAND

Notice is given that Erika Lynn Freeland, whose address is 10704 Phillips Dr., Upper Marlboro, MD 20772 was on July 2, 2010 appointed personal representative of the estate of Constance B Freeland who died on February 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 2nd 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.

ERIKA LYNN FREELAND
Personal Representative

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

Estate No. 84998
98798 (7-29,8-5,8-12)

NOTICE

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

vs.

Plaintiffs

Tiffany C Price and Lonzo Pickett

Defendants

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-12573

ORDERED, this 16th day of July, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6898 Hawthorne Street, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2010, next.

The report states the amount of sale to be \$177,431.11.

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

True Copy—Test:
Peggy Magee, Clerk
98697 (7-22,7-29,8-5)

NOTICE

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

Substitute Trustees

vs.

ALBERT E. HAMILTON
602 Goldleaf Avenue
Seat Pleasant, MD 20743-2416

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-34150

Notice is hereby given this 15th day of July, 2010, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 602 Goldleaf Avenue, Seat Pleasant, MD 20743-2416, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2010, next.

The Report of Sale states the amount of sale to be Forty Thousand, One Dollar and 00/100 Dollars (\$40,001.00).

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

True Copy—Test:
Peggy Magee, Clerk
98701 (7-22,7-29,8-5)

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
RICHARD LEE DREGNEY

Notice is given that Alfred J. Szczerbicki, whose address is 28 Allegheny Ave., Suite 500, Towson, MD 21204 was on July 14, 2010 appointed personal representative of the estate of Richard Lee Dregney, who died on October 31, 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 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. SZCZEBICKI
Personal Representative

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

Estate No. 84532
98730 (7-22,7-29,8-5)

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

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

9700 GOLDEN EAGLE COURT
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Elizabeth A. Pinkard-Adams dated November 8, 2006 and recorded in Liber 27476, Folio 169 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,000.00, and an original interest rate of 5.875, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 17, 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 \$29,500.00 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

98847

(7-29,8-5,8-12)

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

1282 PATRIOT LANE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Olusegun A. Adesanya dated February 28, 2007 and recorded in Liber 27476, Folio 727 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, and an original interest rate of 7.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 17, 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.

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

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

98848

(7-29,8-5,8-12)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5442 MACBETH STREET
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Onome A. Gold dated August 4, 2005 and recorded in Liber 23229, Folio 493 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,000.00, 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 **AUGUST 17, 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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

98850

(7-29,8-5,8-12)

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.

Janet Cooper-Pitts
George A. Resta, Trustee
United Mortgagee, a division of
Margaretten & Company, Inc.

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.

Javier Prados
Bank of America, N.A.
John S. Burson, Substitute Trustee
Eric W. Yoder, Substitute Trustee

178 OLD ENTERPRISE RD 152

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:

5222 57TH 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:

In the Circuit Court for Prince George's County, Maryland
CAE 10-21542

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 178 Old Enterprise, Unit 152, Upper Marlboro, MD 20774 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. 4,748.0000 Sq. Ft. & Imps. Kettering - Condo - Blk 24.

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

It is thereupon this 27th day of July, 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 20th day of August, 2010, and redeem the property 178 Old Enterprise, Unit 152, Upper Marlboro, MD 20774 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
98907 (8-5,8-12,8-19)

In the Circuit Court for Prince George's County, Maryland
CAE 10-23017

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5222 57th 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. 6,000.0000 Sq. Ft. & Imps. Pinewood Lot 4 Blk G.

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

It is thereupon this 27th day of July, 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 20th day of August, 2010, and redeem the property 5222 57th Avenue, Riverdale, Maryland 20737 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
98906 (8-5,8-12,8-19)

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

98849

(7-29,8-5,8-12)

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

7957 Riggs Road, Apartment 8, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Osiris Puente, dated September 22, 2005, and recorded in Liber 23458 at folio 296 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 13, 2010
AT 12:06 PM

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

UNIT NUMBERED 7957-8, IN BUILDING NUMBERED 4 IN A SUBDIVISION KNOWN AS, "BEDFORD TOWNE 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 \$13,000.00 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

98789 (7-29,8-5,8-12)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

3801 Ducksfoot Terrace, Mitchellville, Maryland 20721

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND RECORDS OF Prince George's County AT LIBER #29868 AND FOLIO #364

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

AUGUST 13, 2010
AT 12:18 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$83,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98792 (7-29,8-5,8-12)

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

4840 King John Way Unit 276, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Angela C Alcain AKA Angela C Alsain, dated March 7, 2006, and recorded in Liber 24862 at folio 418 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 13, 2010
AT 12:09 PM

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

BEING CONDOMINIUM UNIT NO. 276, PHASE 21, IN THE HORIZONTAL PROPERTY REGIME KNOWN AS, "KINGS COUNCIL 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98790 (7-29,8-5,8-12)

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

6710 Lake Park Drive Unit 3A, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Stephen Cruzado, dated October 12, 2007, and recorded in Liber 28852 at folio 268 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 16, 2010
AT 12:09 PM

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

BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT 6710-3A, BUILDING NO. 2, PHASE 4, "GREENBELT LAKE VILLAGE 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 \$27,000.00 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

98793 (7-29,8-5,8-12)

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

2506 Markham Lane Unit 5, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Brandt Smith, dated April 20, 2007, and recorded in Liber 28159 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

AUGUST 13, 2010
AT 12:12 PM

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

RESIDENTIAL CONDOMINIUM UNIT NO. 5 IN BUILDING NO. 2506 IN THE MARKHAM VIEW CONDOMINIUMS

The property is improved by a dwelling.

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

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

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

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

98791 (7-29,8-5,8-12)

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

9102 Patrick Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Byron J Williams, dated November 21, 2008, and recorded in Liber 30201 at folio 334 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 16, 2010
AT 12:18 PM

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

DESIGNATED AS LOT 40, ON THE PLAT ENTITLED, "PLAT 3, LOTS 39-46, PARCELS B & E, "CLINTON 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 \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98840 (7-29,8-5,8-12)

THE PRINCE GEORGE'S POST

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
7005 Leyte Drive, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from NATARAJAN SUBRAMANIAN dated January 7, 2009 and recorded in Liber 30325 at Folio 303 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, AUGUST 25, 2010
AT 3:00 P.M.

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

Lot numbered Forty-Seven (47) in Block Lettered "A" in the subdivision known as "PLAT NO. THREE, SOUTH-LAWN", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 22 at plat 65.
Said property being located in the 12th Election District of said County.

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

TERMS OF SALE: A deposit of \$4,000.00 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 14.00% 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

98938 (8-5,8-12,8-19)

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
10236 Chautauqua Avenue, Lanham, MD 20706-2039

By virtue of the power and authority contained in a Deed of Trust from DAVID GAITHER and DAWN R. BROWN, dated October 31, 2001 and recorded in Liber 15153 at Folio 256 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, AUGUST 25, 2010
AT 3:15 P.M.

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

Lot numbered Eight (8) in Block lettered "D", in the subdivision known as "GLENWOOD PARK", as per plat thereof recorded in Plat Book WWW 27 at Plat 31 among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$17,000.00 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 7.75% 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

LEGALS

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

98937 (8-5,8-12,8-19)

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed change in Rule and Regulation #67 – Alcoholic Beverage Tasting Licenses:

R.R. NO. 67 – ALCOHOLIC BEVERAGE TASTING LICENSES:

In accordance with the provision of Section 8-409 of Article 2B of the Annotated Code of Maryland, the Board of License Commissioners may issue a Beer Tasting, Beer and Wine Tasting or a Beer, Wine and Liquor license.

An alcoholic beverage tasting license may be issued only after the appropriate application has been filed and approved by the Board of License Commissioners. A request for alcoholic beverage tasting license shall be made in the form of a letter to the Board of License Commissioners.

The holder of an expiring alcoholic beverage tasting license shall file with the Board of License Commissioners, an annual renewal for the tasting license. The tasting renewal application shall accompany the annual renewal application for the specified class of alcoholic beverage license. Upon proper filing of the tasting renewal application and payment of the annual fee, a new license will be issued.

CLASS OF LICENSE	FILING DATE	EXPIRATION DATE
Class A	March 1st	April 30th
Class B	April 1st	May 31st
Class C	May 1st	June 30th
Class D	May 1st	June 30th

The annual fee for the tasting license is:

Beer Tasting License	\$120.00
Beer and Wine Tasting License	\$120.00
Beer, Wine and Liquor Tasting License	\$220.00

The hours of operation for an alcoholic beverage tasting license are to be in conjunction and accordance with the hours of the various classes of licenses as provided for in Article 2B of the Annotated Code of Maryland.

The bottles of alcoholic beverages to be sampled - once opened - must be accurately and specifically marked that these bottles are for sampling purposes only.

- The Licensee shall not provide more than:
- o 3 ounces from each brand of beer to any one person
 - o 1.5 ounce from each brand of wine product to any one patron.
 - o ½ ounce of liquor from any given brand and not more than 1.5 ounces from all brands to any one patron.

The age and sobriety of any person tasting or sampling alcoholic beverages must be in accordance with the provisions of Article 2B of the Annotated Code of Maryland and the local Rules and Regulations and all restrictions apply.

Under no circumstances are these samples to be consumed off the licensed premises. Alcoholic beverage tasting is for consumption "On" the licensed premises only.

Tasting sampling may not be conducted from a drive-in window.

Any alleged violations that occur in conjunction with the Tasting license, will be processed in the same manner as a violation that occurs in conjunction with any other license. A Show Cause hearing will be scheduled, and if the Board members make a determination that a violation has occurred in conjunction with the tasting license, then as a result of the said violation, the Tasting License may be revoked or suspended or a fine may be imposed.

A Public Hearing will be held on August 24, 2010 @ 10:00 a.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Diane M. Bryant
July 16, 2010

98893 (8-5,8-12)

NOTICE

IN THE MATTER OF:
Tao Quang Vu

FOR THE CHANGE OF
NAME TO:
Travis Tao Vu

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-21335

A Petition has been filed to change the name of Tao Quang Vu to Travis Tao Vu.

The latest day by which an objection to the Petition may be filed is August 25, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98917 (8-5)

NOTICE

IN THE MATTER OF:
Jonathan Adjetej Adjei Jr.

FOR THE CHANGE OF
NAME TO:
Jonathan Nii Adjetej Adjetej Jr.

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-21985

A Petition has been filed to change the name of Jonathan Adjetej Adjei Jr. to Jonathan Nii Adjetej Adjetej Jr.

The latest day by which an objection to the Petition may be filed is August 25, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98916 (8-5)

NOTICE

IN THE MATTER OF:
John Okan Adjtei

FOR THE CHANGE OF
NAME TO:
John Nii Okan Adjetej

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-21986

A Petition has been filed to change the name of John Okan Adjtei to John Nii Okan Adjetej.

The latest day by which an objection to the Petition may be filed is August 25, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98915 (8-5)

NOTICE

IN THE MATTER OF:
James Evans Blount II

FOR THE CHANGE OF
NAME TO:
Terry Vernando Blount II

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-22259

A Petition has been filed to change the name of James Evans Blount II to Terry Vernando Blount II.

The latest day by which an objection to the Petition may be filed is August 25, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98914 (8-5)

The
Prince
George's
Post

Call
301-627-0900

or

Fax

301-627-6260

Have a Very

Safe

Weekend

And

Remember,

Don't Drink

and Drive!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
504 Peacock Drive, Hyattsville, MD 20785-4640

By virtue of the power and authority contained in a Deed of Trust from ANGELA P. DIXON, dated April 17, 2007 and recorded in Liber 27846 at Folio 771 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, AUGUST 25, 2010
AT 3:10 P.M.

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

BEING KNOWN AND DESIGNATED as Lot Numbered One Hundred Forty-Five (145) in Block Lettered "B" in the Subdivision known as "PLAT TWO, BLOCK B, SECTION II, WILLOW HILLS", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 85 at Plat No. 18. Being located in the 18th Election District of said County. The improvements thereon being known as No. 504 Peacock Drive, Hyattsville, MD 20785.

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

TERMS OF SALE: A deposit of \$13,000.00 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 5.50% 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

98940 (8-5,8-12,8-19)

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
13100 Bellevue Street, Beltsville, MD 20705-3237

By virtue of the power and authority contained in a Deed of Trust from ROGER BROWN and LINDA BROWN, dated August 11, 2006 and recorded in Liber 26127 at Folio 101 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, AUGUST 25, 2010
AT 3:25 P.M.

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

BEING KNOWN AND DESIGNATED as Lot No. 16, Block A, as shown on a Plat entitled "CALVERTON", and recorded among the Land Records of Prince George's County, Maryland in Plat Liber WWW No. 57, folio 18, and also shown on a plat entitled "Plat No. Eleven, CALVERTON", and recorded among the Land Records of Prince George's County, Maryland in Plat Liber 78, folio 7907.

The improvements thereon being known as 13100 Bellevue Street, Beltsville, MD 20705.

BEING all and the same lot of ground which by Deed dated April 8, 2005, and recorded among the Land Records of Prince George's County, Maryland in Liber 22401, folio 590, was granted and conveyed by Roger Brown, Sole Owner unto Roger Brown and Linda Brown, Tenants by the Entirety for no consideration.

Tax Account No. 01-0072223

Title Insurer: First American Title Insurance Company

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

TERMS OF SALE: A deposit of \$20,000.00 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

LEGALS

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

98942 (8-5,8-12,8-19)

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
544 Harry S. Truman Drive, Upper Marlboro, MD 20774-2066

By virtue of the power and authority contained in a Deed of Trust from WILLIAM ALSTON and NADINE WALTON-HOLLIDAY, dated July 2, 1987 and recorded in Liber 6708 at Folio 418 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, AUGUST 25, 2010
AT 3:20 P.M.

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

Lot numbered Twenty-three (23) in the subdivision known as "SECTION B-4, NORTHAMPTON" as per plat thereof recorded in Plat Book NLP 108 at Plat 17 among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$6,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.00% 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 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

98936 (8-5,8-12,8-19)

PUBLIC HEARING NOTICE

PROPOSED PERMANENT CLOSURE A PORTION OF DREXEL STREET IN THE TOWN OF UNIVERSITY CITY

The Department of Public Works and Transportation has received a request to permanently close a portion of Drexel Street from 40 feet south of its intersection with Guilford Road to the dead end.

A public hearing has been scheduled for 9:00 a.m., Thursday August 26, 2010, to be held at 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774. Comments may be presented at the Public Hearing, or may be addressed in writing to the Associate Director, Office of Engineering, Department of Public Works and Transportation, Prince George's County, 9400 Peppercorn Place, Suite 420, Largo, Maryland 20774. Written comments should be received no later than September 26, 2010.

Information on this proceeding may be obtained from the Office of Engineering at the above address or by calling 301-883-5710.

98903 (8-5,8-12,8-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
6011 Emerson Street, Unit 404, Bladensburg, MD 20710

By virtue of the power and authority contained in a Deed of Trust from NATARAJAN SUBRAMANIAN dated January 7, 2009 and recorded in Liber 30325 at Folio 303 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, AUGUST 25, 2010
AT 3:05 P.M.

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

Unit Numbered 404, "COUNTRY CLUB TOWERS CONDOMINIUM", a Condominium, as defined and set forth in a Declarations of Condominium and recorded among the Land Records of Prince George's County, Maryland in Liber 5618 at folio 793, et seq., as amended from time to time. Said Unit is delineated on that certain Condominium Plats entitled "COUNTRY CLUB TOWERS CONDOMINIUM", as recorded in Condominium Plat Book NLP 116 at plats 25 through 33, both inclusive.

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

TERMS OF SALE: A deposit of \$8,000.00 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 14.00% 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

98939 (8-5,8-12,8-19)

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
S10-095	Chiller Maintenance & Repair “EXTENDED”	Pre-Bid Conference: Occurred Opens: 8/16/2010 @ 2:00 P.M.	\$5.50
S10-086	Generator maintenance & Repair Services	Pre-Bid Conference: 8/16/2010 @ 10:00 a.m. Opens: 8/30/2010 @ 3:00 p.m.	\$5.50
S10-001	Dental Insurance “EXTENDED”	Pre-Bid Conference: Occurred Closes: 8/17/10 @ 3:00 p.m.	\$5.50
S10-057	Unemployment Insurance Claims Management and Employment and Income Verification Services “EXTENDED”	Pre-Bid Conference: Occurred Closes: 8/19/10 @ 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

98934 (8-5)

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
3201 82nd Avenue, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Magee, dated September 27, 2006, and recorded in Liber 27459 at folio 023 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 20, 2010
AT 12:33 PM

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

LOT NUMBERED EIGHTEEN (18) IN BLOCK LETTERED "F" IN A SUB-DIVISION KNOWN AS, "PLAT NO. TWO, KENMOR".

The property is improved by a dwelling.

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

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

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

98896 (8-5,8-12,8-19)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7003 Shepherd Street, Landover Hills, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn Ricks and Joseph E Ricks, dated May 30, 2006, and recorded in Liber 25267 at folio 607 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

AUGUST 20, 2010
AT 12:42 PM

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

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

The property is improved by a dwelling.

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

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

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

98926 (8-5,8-12,8-19)

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
14025 Chestnut Court, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Nola P Mondesir, dated May 31, 2007, and recorded in Liber 28055 at folio 007 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

AUGUST 20, 2010
AT 12:36 PM

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

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

The property is improved by a dwelling.

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

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

98902 (8-5,8-12,8-19)

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
2105 Del Rio Court, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Dana M Holland and Darnell F Holland, dated February 22, 2006, and recorded in Liber 24449 at folio 115 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 20, 2010
AT 12:45 PM

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

LOT NO. 8, BLOCK C, AS SHOWN ON THE PLAT ENTITLED, "PLAT THREE, ASHLEIGH".

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 \$50,000.00 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

98932 (8-5,8-12,8-19)

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
9109 8th Street, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Jacintha Peris, dated April 28, 2006, and recorded in Liber 25266 at folio 082 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 20, 2010
AT 12:39 PM

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

LOT 6, BLOCK 19, IN THE SUBDIVISION KNOWN AS "A RESUBDIVISION OF A PORTION OF THE ADDITION TO HYNESBORO PARK".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 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

98928 (8-5,8-12,8-19)

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
14005 Barkham Court, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Anyangwe Ericysyrol aka Anyangwe Y Ericysyrol and Comfort Akere Mofor Anyangwe, dated February 6, 2007, and recorded in Liber 27299 at folio 691 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

AUGUST 20, 2010
AT 12:48 PM

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

LOT 3 IN BLOCK "A" IN A SUBDIVISION KNOWN AS "SECTION 6, PLAT ONE, WEST LAUREL ACRES".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$45,000.00 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

98941 (8-5,8-12,8-19)

THE PRINCE GEORGE’S POST

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The Prince George’s Post

Call

301-627-0900

or

Fax

301-627-6260

Have a Very

Safe

Weekend

And

Remember,

Don’t Drink

and Drive!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**305 LOUREIRO LANE
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Roland C. Downey dated June 24, 1999 and recorded in Liber 14102, Folio 372 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$159,346.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 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 \$14,500.00 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
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98970 (8-5,8-12,8-19)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1722 TAYLOR AVENUE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Dolores Collins and Olatunde Oyesola dated March 28, 2007 and recorded in Liber 27577, Folio 275 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 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 \$36,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

98973 (8-5,8-12,8-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11226 CHERRY HILL ROAD, CONDO UNIT 298, APT. 303
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Constantine Nya Ngassa and Constantine Ngassa dated March 12, 2007 and recorded in Liber 28415, Folio 124 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 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 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

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98971 (8-5,8-12,8-19)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11600 ASSISI STREET
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Maria P. Rivera and Walter Ferguson dated June 7, 2007 and recorded in Liber 28098, Folio 382 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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98974 (8-5,8-12,8-19)

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

12106 REARDON LANE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from James C. Piarr dated December 20, 2006 and recorded in Liber 27167, Folio 183 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$75,000.00, and an original interest rate of 6.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 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 \$9,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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(8-5,8-12,8-19)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8704 RIGGS RD
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Judith A. Ogwumike dated September 14, 2007 and recorded in Liber 28717, Folio 033 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$356,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 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 \$42,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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98987

(8-5,8-12,8-19)

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

5911 BURGUNDY STREET
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Lajuana D. Mobley and Gerald T. Cox dated October 26, 2006 and recorded in Liber 26731, Folio 421 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$193,600.00, 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 **AUGUST 24, 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.

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

98986

(8-5,8-12,8-19)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5814 89TH AVENUE
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Milton E. Gonzalez dated July 21, 2007 and recorded in Liber 28671, Folio 737 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$333,000.00, 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 **AUGUST 24, 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 \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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98988

(8-5,8-12,8-19)

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.

Gayle Property Ventures, L.L.C.
Eastern Savings Bank, FSB
C. Larry Hofmeister, Substitute Trustee

4103 BALTIMORE 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:

4103 Baltimore Avenue,
Bladensburg, Maryland 20710,
Second (2nd) Election District,
described as follows:
All that lot of land and imps.
31,100.0000 Sq. Ft. & Imps.
Bladensburg

In the Circuit Court for Prince George’s County, Maryland
CAE 10-23018

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4103 Baltimore Avenue, Bladensburg, Maryland 20710 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps.
31,100.0000 Sq. Ft. & Imps.
Bladensburg

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 27th day of July, 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 20th day of August, 2010, and redeem the property 4103 Baltimore Avenue, Bladensburg, Maryland 20710 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff’s title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
98905 (8-5,8-12,8-19)

NOTICE

IN THE MATTER OF:
Lavry Henry-Ammiel N’Guessan

FOR THE CHANGE OF NAME TO:
Lavry Henry-Ammiel Asket

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-22963

A Petition has been filed to change the name of Lavry Henry-Ammiel N’Guessan to Lavry Henry-Ammiel Asket.
The latest day by which an objection to the Petition may be filed is August 25, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
98912 (8-5)

NOTICE

IN THE MATTER OF:
Raniyah Payne

FOR THE CHANGE OF NAME TO:
Raniyah Phillips

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-18447

A Petition has been filed to change the name of Raniyah Payne to Raniyah Phillips.
The latest day by which an objection to the Petition may be filed is August 31, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
98944 (8-5)

NOTICE

IN THE MATTER OF:
Myron Eugene Smith

FOR THE CHANGE OF NAME TO:
Willie James Smith III

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-17767

A Petition has been filed to change the name of Myron Eugene Smith to Willie James Smith III.
The latest day by which an objection to the Petition may be filed is August 31, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
98921 (8-5)

NOTICE

IN THE MATTER OF:
Jordan Pearl Marshall

FOR THE CHANGE OF NAME TO:
Jordan Pearl Parker

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-22573

A Petition has been filed to change the name of Jordan Pearl Marshall to Jordan Pearl Parker.
The latest day by which an objection to the Petition may be filed is August 25, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George’s County, Maryland
98911 (8-5)

The Prince George’s

Post Newspaper

Wishes Everyone a

Safe and Weekend

REMEMBER

DON’T

DRINK AND DRIVE!

CALL:

301-627-0900

FAX:

301-627-6260

