

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
1953 Dutch Village Drive, Unit 256, Hyattsville, Maryland
20785

By virtue of the power and authority contained in a Deed of Trust from Kia Chante Scott, dated January 13, 2004, and recorded in Liber 19096 at folio 161 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

JUNE 28, 2010
AT 12:06 PM

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

UNIT NO. I-256 IN "PHASE FIVE, WINDMILL SQUARE 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 \$7,000.00 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, AARON D. NEAL,
AND ERIN M. BRADY

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

98223 (6-10,6-17,6-24)

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

7411 WILHELM DRIVE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Maribel F. Murray dated November 28, 2007 and recorded in Liber 29029, Folio 710 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,500.00, 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 JUNE 29, 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

98234 (6-10,6-17,6-24)

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
3901 Triton Court, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Joseph Hart and Tamara Hart, dated July 6, 2007, and recorded in Liber 28274, and re-recorded in 28925 at folio 682, and re-recorded at 545 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 28, 2010
AT 12:09 PM

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

LOT NUMBERED TWENTY-SEVEN (27) IN BLOCK LETTERED N, IN THE SUBDIVISION KNOWN AS "MARLOW 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 \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98224 (6-10,6-17,6-24)

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

16402 VILLAGE DRIVE, W
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Marion N. Harris and Leroy Harris dated February 20, 2007 and recorded in Liber 27499, Folio 24 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$243,000.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 29, 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,
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

98235 (6-10,6-17,6-24)

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
7608 24th Avenue, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Cristobal Benitez, dated July 25, 2006, and recorded in Liber 25999 at folio 493 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 28, 2010
AT 12:12 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 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

98266 (6-10,6-17,6-24)

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

3011 PARKLAND DRIVE
FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust from James M. Howard, Jr. dated March 22, 2007 and recorded in Liber 27590, Folio 442 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,152.72, and an original interest rate of 8.040, 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 JUNE 29, 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

98236 (6-10,6-17,6-24)

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

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

Improved by premises known as

7707 Michele Drive, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Darnetta F Jackson and Daniel T Jackson, dated December 1, 2004, and recorded in Liber 21196 at folio 344 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

JUNE 25, 2010

AT 12:00 NOON

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

LOT NUMBERED TEN (10), (PARCEL 3-A & LOTS 1 THRU 39), IN THE SUBDIVISION KNOWN AS "LOTTSFORD TOWNHOUSES".

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 \$18,000.00 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 12.99% 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

98212 (6-10,6-17,6-24)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as

4920 Megan Drive, Clinton, Maryland 20735

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

JUNE 25, 2010

AT 12:15 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98217 (6-10,6-17,6-24)

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

10600 North Keys Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Charles F. Hicks Jr., dated November 24, 2004, and recorded in Liber 21163, and re-recorded in 31507 at folio 135, and re-recorded at 168 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

JUNE 25, 2010

AT 12:03 PM

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

RUNNING THENCE WITH THE CENTER OF THE BRANDYWINE TO NORTH KEYS ROAD (1) SOUTH 86 DEGREES 26 MINUTES WEST 115 FEET.

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 \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% 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, AARON D. NEAL,
 AND ERIN M. BRADY

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

98213 (6-10,6-17,6-24)

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

2215 Gaylord Drive, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Jean A. Jackson, dated August 10, 2006, and recorded in Liber 26224 at folio 220 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

JUNE 25, 2010

AT 12:09 PM

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

LOT NUMBERED EIGHT (8), IN BLOCK LETTERED AND NUMBERED A-THREE (A-3), IN THE SUBDIVISION KNOWN AS "PLAT OF CORRECTION, DUPONT 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 \$18,000.00 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

98215 (6-10,6-17,6-24)

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

1913 Barlowe Place, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Ahmad M. M. Hamid, dated June 8, 2006, and recorded in Liber 25509 at folio 179 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

JULY 6, 2010

AT 12:24 PM

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

LOT NUMBERED THIRTY (30) IN BLOCK LETTERED "0" IN A SUBDIVISION KNOWN AS "SECTION TWO, PALMER 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98326 (6-17,6-24,7-1)

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

14419 Hampshire Hall Court # G1010, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Carolou C. Goodridge, dated June 29, 2006, and recorded in Liber 25650 at folio 614 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

JULY 6, 2010

AT 12:27 PM

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

CONDOMINIUM UNIT 1010 AND GARAGE UNIT G-1010, BUILDING F, IN "PHASE TEN (10) HAMPSHIRE HALL 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 \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98327 (6-17,6-24,7-1)

THE PRINCE GEORGE'S POST

Call 301-627-0900

* Fax 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
5109 Whitfield Chapel Road, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Eric T. Ngala and Victorine Pafe, dated September 1, 2006, and recorded in Liber 25935 at folio 513 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JULY 6, 2010
AT 12:00 NOON

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

LOT NUMBERED FIVE (5) IN BLOCKED LETTERED "P", IN THE SUBDIVISION KNOWN AS "SECTION THREE, WHITFIELD WOODS".

The property is improved by a dwelling.

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

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

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

98320 (6-17.6-24.7-1)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
1507 Potomac Heights Drive, Unit 280,
Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Betty J Wood and Eddie Chandler, dated March 21, 2008, and recorded in Liber 29511 at folio 627 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JULY 6, 2010
AT 12:09 PM

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

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

The property is improved by a dwelling.

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

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

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

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

98323 (6-17.6-24.7-1)

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
913 Cypress Point Circle, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Barry Cameron, dated June 26, 2009, and recorded in Liber 30861 at folio 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JULY 6, 2010
AT 12:03 PM

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

LOT 40 IN BLOCK "B", AS SHOWN ON THE PLAT ENTITLED, "NEW-BRIDGE PART OF BLOCK "B" AND "C".

The property is improved by a dwelling.

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

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

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

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

98321 (6-17.6-24.7-1)

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
136 Firethorn Court #14-6, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from James Fajuyigbe and Julie Fajuyigbe, dated August 28, 2006, and recorded in Liber 26135, re-recorded in 28934 at folio 417, re-recorded in 105 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

JULY 6, 2010
AT 12:12 PM

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

DESIGNATED AS UNIT 14-6 AS SET FORTH IN KETTERING II CONDOMINIUM DECLARATION, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 6325 AT FOLIO 206.

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 \$23,000.00 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

98324 (6-17.6-24.7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

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

JULY 6, 2010
AT 12:06 PM

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

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

The property is improved by a dwelling.

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

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

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

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

98322 (6-17.6-24.7-1)

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

JULY 6, 2010
AT 12:18 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98325 (6-17.6-24.7-1)

THE PRINCE GEORGE'S POST

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

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

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
1502 Fenwood Avenue, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Edvin Lopez, dated June 29, 2006, and recorded in Liber 25496 at folio 225 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

JULY 9, 2010
AT 12:00 NOON

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

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "N" IN THE SUB-DIVISON KNOWN AS "SECTION ONE, BIRCHWOOD CITY."

The property is improved by a dwelling.

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

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

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

98389 (6-24-7-1,7-8)

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
12502 Cynthia Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Otis W Barkley, dated May 4, 2007, and recorded in Liber 29068 at folio 736 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

JULY 6, 2010
AT 12:21 PM

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

LOT NUMBERED TWENTY-SIX (26) IN BLOCK NUMBERED TWENTY-FIVE (25) IN THE SUBDIVISION KNOWN AS PLAT NO. 16, KETTERING.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$44,000.00 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

98340 (6-17,6-24,7-1)

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

JULY 9, 2010
AT 12:06 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98390 (6-24-7-1,7-8)

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

JULY 6, 2010
AT 1:12 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 \$48,000.00 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

98347 (6-17,6-24,7-1)

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
2702 Lakehurst Avenue, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Walt A Douglas aka Walt Douglas, dated May 5, 2006, and recorded in Liber 25112 at folio 526 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

JULY 9, 2010
AT 12:09 PM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-SIX (26), IN BLOCK LETTERED, "E-1", IN THE SUBDIVISION KNOWN AS, "SECTION THREE (3), NORTH FORESTVILLE."

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98391 (6-24-7-1,7-8)

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
7503 Courtney Place, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Shelby Knight, dated June 25, 2007, and recorded in Liber 28725 at folio 387 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

JULY 6, 2010
AT 1:15 PM

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

LOT NUMBERED NINETY-ONE (91) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "BLOCK: B, SECTION: 1, WILLOW 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, 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

98348 (6-17,6-24,7-1)

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
15802 Letcher Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from David E. Bryan and Pamela F. Bryan, dated June 15, 1998, and recorded in Liber 12289 at folio 396 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

JULY 6, 2010
AT 12:30 PM

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

WEST 350.62 FEET TO AN IRON PIPE; THENCE NORTH 65 DEG. 57 MIN. 12 SEC.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98328 (6-17,6-24,7-1)

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
12904 Applecross Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Brandi Calhoun, dated May 18, 2007, and recorded in Liber 28024 at folio 638 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

JULY 6, 2010
AT 12:42 PM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FORTY-TWO (42) IN BLOCK LETTERED "K" IN A SUBDIVISION KNOWN AS "WIND-BROOK".

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, AARON D. NEAL,
AND ERIN M. BRADY

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

98331 (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
14600 Dervish Court, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Igboanuzuo Ndidi Rosita Njaka, dated August 30, 2007, and recorded in Liber 28648 at folio 584 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JULY 6, 2010
AT 12:33 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$75,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

98329 (6-17,6-24,7-1)

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

JULY 6, 2010
AT 12:51 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 \$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

98332 (6-17,6-24,7-1)

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
9611 Franklin Avenue, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Adebola A Alafe, dated March 5, 2007, and recorded in Liber 27495 at folio 404 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

JUNE 25, 2010
AT 12:24 PM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED SIX (6), IN BLOCK LETTERED "T" IN THE SUBDIVISION KNOWN AS "STEELE'S ADDITION TO SEABROOK".

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 AND LAURA H. G. O'SULLIVAN

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

98220 (6-10,6-17,6-24)

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
5808 Rayburn Drive, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Llyod H Hooks Jr, dated August 25, 2006, and recorded in Liber 26216 at folio 356 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

JULY 6, 2010
AT 12:54 PM

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

BEING LOT NUMBERED SEVENTY-TWO (72) OF A RESUBDIVISION OF LOTS 29 AND 30 OF THE T.B. MIDDLETON FARM.

The property is improved by a dwelling.

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

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

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

98333 (6-17,6-24,7-1)

THE PRINCE GEORGE'S POST

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7405 Albatross Court, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Ismael Shafi, dated July 27, 2007, and recorded in Liber 28443 at folio 426 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

JULY 6, 2010
AT 1:00 PM

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

LOT 7, IN THE SUBDIVISION KNOWN AS, "NAZARIO WOODS."

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 \$46,000.00 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

98334 (6-17,6-24,7-1)

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
7719 Normandy Road, Hyattsville, Maryland 20785

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

By virtue of the power and authority contained in a Deed of Trust from Darryle Brown and Shavon N Brown aka Shavon N Brooks, dated April 21, 2006, and recorded in Liber 25433 at folio 449 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

JULY 6, 2010
AT 1:09 PM

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

LOT NUMBERED TWENTY-EIGHT (28), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "LOTS 17-38, INCLUSIVE, BLOCK A, LOTS 17-38, BLOCK B, LOTS 81-98, INCLUSIVE, BLOCK B, LOTS 13-28, INCLUSIVE, BLOCK C, SECTION ONE, PALMER 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 \$18,000.00 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, AARON D. NEAL,
AND ERIN M. BRADY
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

98337 (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

By virtue of the power and authority contained in a Deed of Trust from Felicia Means, dated February 8, 2007, and recorded in Liber 27269 at folio 691 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JULY 6, 2010
AT 1:03 PM

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

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

The property is improved by a dwelling.

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

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

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

98335 (6-17,6-24,7-1)

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

JULY 6, 2010
AT 1:06 PM

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

LOT NUMBERED AND LETTERED 361 A IN BLOCK NUMBERED 32 IN THE SUBDIVISION KNOWN AS RESUBDIVISION OF LOTS 361 AND 362, BLOCK 32, SECTION 4, CHEVERLY 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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98338 (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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

By virtue of the power and authority contained in a Deed of Trust from Flora Guerrero, Karina Guerrero and Francisco Guerrero, dated November 21, 2006, and recorded in Liber 026856 at folio 0407 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

JULY 6, 2010
AT 12:45 PM

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

BEING KNOWN AND DESIGNATED AS LOT 2 IN BLOCK 40 IN A SUB-DIVISION KNOWN AS "POINTER RIDGE AT COLLINGTON".

The property is improved by a dwelling.

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

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

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

98336 (6-17,6-24,7-1)

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
3008 Bellamy Way, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Sherice A Smalls, dated June 22, 2006, and recorded in Liber 26692 at folio 675 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

JULY 6, 2010
AT 12:36 PM

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

UNIT 5-3008, PHASE 9, BUILDING C-19, WINDSOR CROSSING CONDOMINIUM.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98339 (6-17,6-24,7-1)

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George's Post
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LEGALS

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
*S10-084	Landscaping Services – RESTRICTED TO CERTIFIED MBE’S “EXTENDED”	Pre-Bid Conference: Occurred Opens: 6/28/10 @ 3:00 p.m.	\$5.50
S10-015	Drug Screening Services “EXTENDED”	Pre-Bid Conference: Occurred Opens: 6/25/2010 @ 3:00 p.m.	\$5.50
C09-076	Dress Uniforms (Fire/EMS Department) “EXTENDED”	Pre-Bid Conference: Occurred Opens: 6/29/10 @ 3:00 p.m.	\$5.50
S10-091	Street Sweeping Services	Pre-Bid Conference: Occurred Opens: 6/29/10 @ 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

98398 (6-24)

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

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

Improved by premises known as
9001 Wipkey Court, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Barook Harris and Mary Harris, dated April 12, 2007, and recorded in Liber 27716 at folio 042 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

JULY 13, 2010
AT 12:09 PM

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

LOT 15, BLOCK A AS SHOWN ON A PLAT ENTITLED "PLAT FIVE, ADNELL SUBDIVISION".

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 \$59,000.00 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

98396 (6-24,7-1,7-8)

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
408 Cedar Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Keith Buckmon and Twyla Molina Buckmon, dated September 20, 2005, and recorded in Liber 23466 at folio 015 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

JULY 13, 2010
AT 12:00 NOON

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

LOT NUMBERED TWO (2) IN THE SUBDIVISION KNOWN AS, "SECTION ONE PISCATAWAY BAY."

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 \$42,000.00 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

98393 (6-24,7-1,7-8)

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
7605 Brooklyn Bridge Road, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Ahmed Saeed Ibrahim and Mamata Abdul Salam, dated August 23, 2006, and recorded in Liber 26122, re-recorded in Liber 26769 at folio 361, re-recorded in Folio 536 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

JULY 13, 2010
AT 12:06 PM

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

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "L" IN A SUBDIVISION KNOWS AS "MILLBROOK".

The property is improved by a dwelling.

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

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

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

98395 (6-24,7-1,7-8)

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
8611 Myrtle Avenue, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Jose J Seda Castello and Laura H Seda Castello, dated February 23, 1996, and recorded in Liber 10657 at folio 643 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

JULY 13, 2010
AT 12:03 PM

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

LOT NUMBERED TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13) IN BLOCK NUMBERED FORTY-TWO (42) IN THE SUBDIVISION KNOWN AS "HUNTINGTON CITY" (NOW CALLED BOWIE).

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 \$9,000.00 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

98394 (6-24,7-1,7-8)

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
1009 Chillum Road, Unit 409, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Maya Angela Laws, dated February 20, 2007, and recorded in Liber 27455 at folio 382 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

JULY 9, 2010
AT 12:12 PM

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

UNIT 409, OF LAND UNIT 3, IN A HORIZONTAL CONDOMINIUM REGIME ENTITLED THE FAIRMONT 1009 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 \$18,000.00 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

98392 (6-24,7-1,7-8)

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.

Carolina Saballos
Alvaro M. Saballos
3600 Perry Street
Mount Rainier, MD 20712
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-02561**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$212,373.00. The property sold herein is known as 3600 Perry Street, Mount Rainier, MD 20712.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98201 (6-10,6-17,6-24)

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.

Ruthie Flythe
4702 Snowflower Boulevard
Oxon Hill, MD 20745
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 09-19805**

Notice is hereby given this 8th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$156,703.00. The property sold herein is known as 4702 Snowflower Boulevard, Oxon Hill, MD 20745.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98258 (6-10,6-17,6-24)

Pamela R Chaney
Pamela R Chaney & Associates PC
10440 Shaker Drive, Suite 106
Columbia, MD 21046
240-841-0620

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HUBERT LEWIS HORTON

Notice is given that Denise A Horton, whose address is 810 Auckland Way, Chester, MD 21619 was on March 16, 2007 appointed personal representative of the estate of Hubert Lewis Horton who died on December 3, 2009 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of November, 2010.

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.

DENISE A HORTON
Personal Representative

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

Estate No.84277
(6-10,6-17,6-24)

98255

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.

Winston Wilson
8633 Fulton Avenue
Glenarden, MD 20706
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-00023**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$193,500.00. The property sold herein is known as 8633 Fulton Avenue, Glenarden, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98200 (6-10,6-17,6-24)

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.

Thilaga R. Manuel
Patricia N. Manuel
3813 72nd Avenue
Hyattsville, MD 20784
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-02870**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$175,612.52. The property sold herein is known as 3813 72nd Avenue, Hyattsville, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98196 (6-10,6-17,6-24)

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.

Jane R. Madojutimi
Olumuyiwa Sheyi Madojutimi
12011 Thackeray Court
Bowie, MD 20720
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-07381**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$294,750.00. The property sold herein is known as 12011 Thackeray Court, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98197 (6-10,6-17,6-24)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARISSE MCROY

Notice is given that Agnes C Young, whose address is 1041 West Hillcrest Drive, Cocoa, FL 32922 was on May 18, 2010 appointed personal representative of the estate of Clarisse McRoy, who died on May 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 shall file their objections with the Register of Wills on or before the 18th day of November, 2010.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with

LEGALS

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.

AGNES C YOUNG
Personal Representative

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

Estate No. 84650
(6-10,6-17,6-24)

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.

Catrina Robinson
a/k/a Catrina Robinson-Kerrison
11011 Gates Drive
Fort Washington, MD 20744
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-06031**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$418,990.58. The property sold herein is known as 11011 Gates Drive, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98202 (6-10,6-17,6-24)

NOTICE

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

Plaintiffs

vs.

Rene J Jutzuy aka Rene J Jutsuy
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 09-37236**

ORDERED, this 4th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8704 Crandall Road, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of June, 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 6th day of June, 2010, next.

The report states the amount of sale to be \$178,563.20.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98206 (6-10,6-17,6-24)

Lesley Moss Mamdouhi, Esq.
4600 North Park Ave., Plaza South
Chevy Chase, MD 20815
301-652-8600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES PURCELL LIDDY

Notice is given that Thomas Purcell Liddy, whose address is 3583 W. Jasper Dr., Chandler, AZ 85226 and Raymond Joseph Liddy, whose address is 5285 Greenwillow Lane, San Diego, CA 92130 were on April 26, 2010 appointed co-personal representatives of the estate of Frances Purcell Liddy who died on February 5, 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 co-personal representatives 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 26th day of October, 2010.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives mail or otherwise deliver 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.

THOMAS PURCELL LIDDY
RAYMOND JOSEPH LIDDY
Co-Personal Representatives

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

Estate No.84476
(6-10,6-17,6-24)

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.

Martin M. Kapondjo
Annick J. Ngameni
a/k/a Annick Kapondjo-Moukan
7932 24th Avenue
Hyattsville, MD 20783
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-02057**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$220,500.00. The property sold herein is known as 7932 24th Avenue, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98203 (6-10,6-17,6-24)

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.

Lloyd Anderson
Jamie Miller
646 Harry S Truman Drive
Upper Marlboro, MD 20774
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 09-37645**

Notice is hereby given this 8th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$199,000.00. The property sold herein is known as 646 Harry S Truman Drive, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98257 (6-10,6-17,6-24)

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.

Crispy R. Villafuerte
3416 40th Avenue
Brentwood, MD 20722
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-02875**

Notice is hereby given this 2nd day of June, 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 July, 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 July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$90,087.69. The property sold herein is known as 3416 40th Avenue, Brentwood, MD 20722.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98195 (6-10,6-17,6-24)

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.

Andre White
Novella White
13310 New Acadia Lane #108
Upper Marlboro, MD 20774
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 09-34231**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$155,000.00. The property sold herein is known as 13310 New Acadia Lane #108, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98204 (6-10,6-17,6-24)

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.

Raymond H.B. Starkes IV
606 Balboa Avenue
Capital Heights, MD 20743
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-05729**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$51,750.00. The property sold herein is known as 606 Balboa Avenue, Capital Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98198 (6-10,6-17,6-24)

True Copy—Test:
Peggy Magee, Clerk
98198 (6-10,6-17,6-24)

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.

Natasha A. Gosha
Deborah A. Gosha
13216 Oystercatcher Lane
Bowie, MD 20720
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 09-40388**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$705,727.40. The property sold herein is known as 13216 Oystercatcher Lane, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98205 (6-10,6-17,6-24)

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.

Margie Green
2507B Kent Town Place
Hyattsville, MD 20785
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAÉ 10-05617**

Notice is hereby given this 4th day of June, 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 6th day of July, 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 6th day of July, 2010. The Report of Sale states the amount of the foreclosure sale price to be \$162,251.96. The property sold herein is known as 2507B Kent Town Place, Hyattsville, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98199 (6-10,6-17,6-24)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARK E GAMBLE I
AKA: MARK E GAMBLE**

Notice is given that Gina L Gamble whose address is 8100 Hayfield Court, Clinton, MD 20735, was on June 7, 2010 appointed personal representative of the small estate of Mark E Gamble I, aka: Mark E Gamble, who died on April 23, 2010, without a will.

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

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

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

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

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

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

GINA L GAMBLE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 172

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**

**4601 QUEENSBURY ROAD
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust from Paul J. Moreland, Jr. and Holly Lynne Moreland dated December 18, 2006 and recorded in Liber 28304, Folio 523 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$351,500.00, and an original interest rate of 8.125, 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 **JULY 13, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

98424 (6-24,7-1,7-8)

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

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

**7306 EASY STREET
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Tonya Bumbry and Aaron C. Bumbry dated December 30, 2005 and recorded in Liber 24254, Folio 056 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 8.800, 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 **JULY 13, 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 \$39,000.00 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

98425 (6-24,7-1,7-8)

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**

**11016 IBIS LANE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Pinwo G. Patcha and Kevin F. Patcha dated April 15, 2005 and recorded in Liber 21983, Folio 423 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$321,300.00, and an original interest rate of 4.875, 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 **JULY 13, 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 \$33,000.00 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

98426 (6-24,7-1,7-8)

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

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

**2063 CHADWICK TERRACE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Wye J. Smith dated July 20, 2007 and recorded in Liber 28319, Folio 98 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,550.00, 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 **JULY 13, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$31,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

98427 (6-24,7-1,7-8)

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.

Mirna Zetino
Juventina Trujillo
6102 Otis Street
Hyattsville, MD 20785

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-07005**

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

The Report of Sale states the amount of the foreclosure sale price to be \$269,423.79. The property sold herein is known as 6102 Otis Street, Hyattsville, MD 20785.

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

True Copy—Test:
Peggy Magee, Clerk

98405 (6-24,7-1,7-8)

NOTICE

WELLS FARGO BANK, N.A. AS
TRUSTEE, FOR BOAMS MORT-
GAGE PASS-THROUGH CERTIFI-
CATE, SERIES 2006-B, et al.

Plaintiffs

RICHARD S. SQUIRES, et al.

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-30152**

The above Plaintiffs have filed a motion, entitled Motion for Alternate Service in which they are seeking to serve their Complaint, filed on September 30, 2009, on Defendant Latonya Squires by first class mail and by publication in a newspaper of general circulation.

Notice is hereby issued by the Circuit Court for Prince George's County that the means of service sought in Plaintiff's Motion for Alternate Service has been granted, unless cause be shown to the contrary. Defendant Latonya Squires is to file a response to the Complaint on or before the 2nd day of July, 2010. Failure to file a response within the time allowed may result in a judgment by default or the granting of the relief sought, provided a copy of this Notice has been published in some newspaper published in Prince George's County, Maryland once in each of three successive weeks on or before the 3rd day of August, 2010.

PEGGY MAGEE
Clerk of the Court

98291 (6-17,6-24,7-1)

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.

Copperfield Davies
1765 Countrywood Court
Hyattsville, MD 20785

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-19553**

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

The Report of Sale states the amount of the foreclosure sale price to be \$93,290.00. The property sold herein is known as 1765 Countrywood Court, Hyattsville, MD 20785.

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

True Copy—Test:
Peggy Magee, Clerk

98285 (6-17,6-24,7-1)

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.

Nadene T. Price
4808 51st Avenue
Hyattsville, MD 20781

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-39475**

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

The Report of Sale states the amount of the foreclosure sale price to be \$231,750.00. The property sold herein is known as 4808 51st Avenue, Hyattsville, MD 20781.

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

True Copy—Test:
Peggy Magee, Clerk

98407 (6-24,7-1,7-8)

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.

Wesley I. Curtis, Jr.
Audrey Curtis
6206 Crain Highway
Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-03052**

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

The Report of Sale states the amount of the foreclosure sale price to be \$279,480.61. The property sold herein is known as 6206 Crain Highway, Upper Marlboro, MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk

98406 (6-24,7-1,7-8)

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.

Laura J. Oliver
4015 36th Street
Mount Rainier, MD 20712

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-08718**

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

The Report of Sale states the amount of the foreclosure sale price to be \$118,400.00. The property sold herein is known as 4015 36th Street, Mount Rainier, MD 20712.

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

True Copy—Test:
Peggy Magee, Clerk

98409 (6-24,7-1,7-8)

THE PRINCE GEORGE'S

POST NEWSPAPER

CALL 301-627-0900

FAX 301-627-6260

EMAIL:

BBOICE@PGPOST.COM

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 July 5th, 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# 3781 2003 DODGE TRUCK Grand Caravan-V6
VIN# 2D4GP443X3R230017
FAYETTE STREET SALES
3225 E FAYETTE ST
BALTIMORE

LOT# 3786B 1989 TROJAN 37FT
HIN# TRJKL012K889
OFFICIAL# 1093514
NAME ON BOAT "SPARE TIME"
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 4680 1995 CHEVROLET TRUCK S10 Pickup-V6
VIN# 1GCCS14435K192421
L & L TOWING & AUTO SERVICE
15230 PRINCE FREDERICK RD
HUGHESVILLE

LOT# 4684 1988 FORD F150
VIN# 1FTEF14N0JNB17386
L & L TOWING & AUTO SERVICE
15230 PRINCE FREDERICK RD
HUGHESVILLE

LOT# 4847 2001 VOLKSWAGEN New Beetle-4 Cyl.
VIN# 3VWED21C41M481784
JAY-TEES TOWING AND SERVICE
6216 DOWER HOUSE ROAD
UPPER MARLBORO

LOT# 4849 1998 INTERNATIONAL-AL 3800 BUS
VIN# 1HVBBAAP2WH564953
WALDORF BODY & FENDER
2590 OLD WASHINGTON RD
WALDORF

LOT# 4869 2003 JEEP Liberty-V6
VIN# 1J8GL48K93W612369
DARCARS IMPORTS
12511 PROSPERITY DR
SILVER SPRING

LOT# 4870 2000 FORD Escort-4 Cyl.
VIN# 3FAKP1139YR103700
APPLE FORD
8800 STANFORD BLVD
COLUMBIA

LOT# 4871 1999 MERCURY Sable-V6
VIN# 1MEFM58U7XA610502
APPLE FORD
8800 STANFORD BLVD
COLUMBIA

LOT# 4872 1986 NISSAN 300ZX
VIN# JN1HZ1450GX144355
THE COUNTY'S FILLING STATION
11805 HG TRUMAN ROAD
LUSBY

LOT# 4873 2001 FORD Taurus-V6
VIN# 1FAHP56S91A270740
A PLUS AUTO REPAIR AND SERVICES INC
943 N FREDERICK AVE
GAITHERSBURG

LOT# 4874 2000 CADILLAC Catera-V6
VIN# W06VR54R8YR060893
AA AUTO ELECTRIC
15246 PRINCE FREDERICK RD
HUGHESVILLE

LOT# 4875 1995 NISSAN Maxima-V6
VIN# JN1CA21D3S0T28418
FANCY COLOURS AUTO BODY
7615 COMMERCE LANE
CLINTON

LOT# 4876 2006 ACURA TSX-4 Cyl.
VIN# JH4CL96956C034021
METRO AUTO SERVICE
4119 REISTERSTOWN ROAD
BALTIMORE

LOT# 4877 1996 HONDA Accord
VIN# 1HGCD5637TA293279
TIKO TIRE & AUTO SERVICE
5000 WABASH AVE
BALTIMORE

LOT# 4837 2004 SUZUKI VERONA
VIN# KL5VM52L64B115605
CARS AUTO SALES
15520 GEORGIA AVE
ROCKVILLE

LOT# 4865 2003 MITSUBISHI Eclipse-V6
VIN# 4A3AE55H43E022864
CAMP SPRINGS GETTY
6300 ALLENTOWN ROAD
CAMP SPRINGS

LOT# 4866 1997 HONDA Accord
VIN# 1HGCD7204VA006037
CAMP SPRINGS GETTY
6300 ALLENTOWN ROAD
CAMP SPRINGS

LOT# 3790B 1973 RANGER 29FT
HIN# RAY291810573
MD# 7705U

FERRY POINT MARINA YACHT YARD
700 MILL CREEK ROAD
ARNOLD

LOT# 4678B 1972 PEARSON 26FT
HIN# NO HULL # ON BOAT
MD# 5723B
FERRY POINT MARINA YACHT YARD
700 MILL CREEK ROAD
ARNOLD

LOT# 4677B 1989 CARVER 23FT
HULL# CDRD504I889
MD# 0814AZ
FERRY POINT MARINA YACHT YARD
700 MILL CREEK ROAD
ARNOLD

LOT# 3794B 1983 SEIDELMAN 24FT
HULL# XFR24562M83F
MD# 4436BV
TALL TIMBERS MARINA
18521 HERRING CREEK RD
TALL TIMBERS

LOT# 4798 2004 CHEVROLET Impala-V6
VINCE'S BODY SHOP
3609 BURMONT AVE.
RANDALLSTOWN

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
98343 (6-17,6-24)

NOTICE

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

vs.

Christopher Cole
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-11290

ORDERED, this 15th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7208 Donnell Place, Unit B 2, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of July, 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 15th day of July, 2010, next.
The report states the amount of sale to be \$182,423.06.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98352 (6-17,6-24,7-1)

ORDER OF PUBLICATION

Plymouth Park Tax Services, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

v.

Bread and Buttet Too, LLC
Gary R. Aldridge
Bonnie J. Aldridge
Nationsbank of Maryland, N.A.
n/k/a Bank of America
Business Loan Center, LLC
Richard Whelton, Trustee
Randall L. Scott, Trustee

11500 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:

11500 Baltimore Avenue, Columbia, Maryland, 21046, First (1st) Election District, described as follows:
10,372.0000 Sq. Ft. & Imps. Beltsville Blk A

In the Circuit Court for Prince George's County, Maryland
CAE 10-16371

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 11500 Baltimore Avenue, Columbia, Maryland, 21046 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:

10,372.0000 Sq. Ft. & Imps. Beltsville Blk A

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

been paid.
It is thereupon this 8th day of June, 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 2nd day of July, 2010, and redeem the property 11500 Baltimore Avenue, Columbia, Maryland, 21046 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

98313 (6-17,6-24,7-1)

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.

Victor A. Reyes
5918 Gallatin Street
Hyattsville, MD 20781
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-20004

Notice is hereby given this 14th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$95,000.00. The property sold herein is known as 5918 Gallatin Street, Hyattsville, MD 20781.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98272 (6-17,6-24,7-1)

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.

Monique Forte'
3415 Regency Parkway
District Heights, MD 20747
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-08411

Notice is hereby given this 14th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$238,019.32. The property sold herein is known as 3415 Regency Parkway, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98270 (6-17,6-24,7-1)

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.

Lisa A. Hubbard
720 Booker Drive
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-08721

Notice is hereby given this 14th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$236,027.78. The property sold herein is known as 720 Booker Drive, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98271 (6-17,6-24,7-1)

LEGALS

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:

JUNE 25, 2010
AT 10:00 A.M.

J & M Auto
5921 Arbor Street
Hyattsville, MD 20781

2005 SATURN
VIN #: 1G8AJ52F652105042

John Dumford
1819 Lansing Road
Glen Burnie, MD 21062

1971 OLDS CONVERTER
VIN #: 342671M133502

Max Mobile Road & Truck Repair
7625 Normandy Road
Landover, MD 20785

1989 TOYOTA
VIN #: JT2VV22EOK0048489

Sale to be held at:

J & M Auto
5921 Arbor Street
Hyattsville, MD 20781

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

98349 (6-17,6-24)

NOTICE

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

v.

Juan V. Nunez-Betances
7316 Leona Street
District Heights, MD 20747
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-06037

Notice is hereby given this 14th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$69,486.26. The property sold herein is known as 7316 Leona Street, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98273 (6-17,6-24,7-1)

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.

Tawanna Wilson
1801 Berry Lane
District Heights, MD 20747
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-06845

Notice is hereby given this 14th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$55,000.00. The property sold herein is known as 1801 Berry Lane, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98274 (6-17,6-24,7-1)

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.

Charles S. Bangura
Jeminatu Bangura
8216 Dellwood Court
Glenarden, MD 20706
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-06035

Notice is hereby given this 14th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$272,903.59. The property sold herein is known as 8216 Dellwood Court, Glenarden, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98275 (6-17,6-24,7-1)

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.

Margaret Penkert
Steven J. Penkert, The Personal Representative for the Estate of Margaret Penkert
6507 Rosemont Street
Upper Marlboro, MD 20772
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-05731

Notice is hereby given this 11th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$416,553.36. The property sold herein is known as 6507 Rosemont Street, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98276 (6-17,6-24,7-1)

NOTICE

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

vs.

Janet Ritter aka Janet Jackson and Keith Ritter
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-04497

ORDERED, this 11th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8209 Clay Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran and Laura H. G. O'Sullivan, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of July, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of July, 2010, next.
The report states the amount of sale to be \$197,200.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98280 (6-17,6-24,7-1)

NOTICE

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

vs.

Juan M Carrillo and Flor de Maria Davila
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-05767

ORDERED, this 11th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6915 Forest Terrace, 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 17th day of July, 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 17th day of July, 2010, next.
The report states the amount of sale to be \$86,422.03.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98278 (6-17,6-24,7-1)

NOTICE

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

vs.

Philip Bangura, and Princess Kanu Bangura aka Princess Bangura
Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-09404

ORDERED, this 11th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14002 Pleasant View Drive, Bowie, Maryland 20720 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 17th day of July, 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 17th day of July, 2010, next.
The report states the amount of sale to be \$249,900.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98279 (6-17,6-24,7-1)

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.

Susan Denise Hatief
2805 Birdseye Lane
Bowie, MD 20715
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04405

Notice is hereby given this 11th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$224,550.00. The property sold herein is known as 2805 Birdseye Lane, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98277 (6-17,6-24,7-1)

THE PRINCE GEORGE'S POST

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

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.
Hongkam Vilaythong
Xaysana Boupha
Houngkam Vialaythong
207 Potomac Ridge Drive
Fort Washington, MD 20744
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-21992**
Notice is hereby given this 10th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$285,000.00. The property sold herein is known as 207 Potomac Ridge Drive, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98281 (6-17,6-24,7-1)

NOTICE
Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady,
Substitute Trustees
Plaintiffs
vs.
Lugard A Osagie
Defendant
**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-09406**
ORDERED, this 14th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7107 District Heights Parkway, District Heights, Maryland 20747 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 14th day of July, 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 14th day of July, 2010, next.
The report states the amount of sale to be \$101,039.77.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98282 (6-17,6-24,7-1)

ORDER OF PUBLICATION
KETAN PATEL
9860 Washington Blvd. North
Laurel, MD 20723-1930
Plaintiff
v.

SHIRLEY L. SCALES
STEVEN O. SCALES (T/E)
13440 Old Indian Head Road
Brandywine, MD 20613

WASHINGTON SAVINGS BANK, FSB
GERALD J. WHITTAKER (Trustee)
JOSEPH W. GROSS (Trustee)
4201 Mitchellville Road, Suite 300
Bowie, MD 20716

GERALD J. WHITTAKER (Trustee)
120 East West Highway
Bethesda, MD 20814

PRESIDENTIAL BANK, FSB
4520 East West Highway
Bethesda, MD 20814

A. BRUCE CLEVELAND (Trustee)
1600 N Oak Street
Arlington, VA 22209

JOHN SCHOEMER (Trustee)
7064 Wolfcree Lane
Rockville, MD 20852

PRINCE GEORGE'S COUNTY MARYLAND
County Administration Building
Upper Marlboro, MD 20772
SERVE:
STEPHANIE ANDERSON, COUN-
TY ATTORNEY
County Administration Bldg., 5th
Floor
Upper Marlboro, MD 20772

and any and all persons that have or claim to have an interest in the property situated, lying and being in the ELEVENTH ELECTION DISTRICTS of Prince George's County, Maryland, and described in the Complaint
Defendants

**In the Circuit Court for Prince George's County, Maryland
CAE 10-16267**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding,
Tax Account Number 11-114740-4: Tax Map 145, Grid F2, Parcel 260, thereof recorded among the Land Records of Prince George's County, Maryland, containing approximately 1.51 acres, assessed to SHIRLEY L. SCALES & STEVEN O. SCALES, per Deed recorded in Liber 25021 at Folio 688. \$466.92 was paid to the Collector at the

time of the sale.
The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.
It is thereupon this 8th day of June, 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 some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 2nd day of July, 2010, warning all persons interested in the said property to be and appear in this Court by the 10th day of August, 2010, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff a 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
98316 (6-17,6-24,7-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIE BRADFORD

Notice is given that General Bradford, whose address is 7911 Wildwood Drive, Takoma Park, MD 20712 was on May 10, 2010 appointed personal representative of the estate of Willie Bradford, who died on April 18, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 10th day of November, 2010.

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.

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

Estate No. 84604
98400 (6-24,7-1,7-8)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT WINSTON

Notice is given that Barbara J Winston whose address is 22 Herrington Drive, Upper Marlboro, MD 20774, was on June 17, 2010 appointed personal representative of the small estate of Robert Winston, who died on May 31, 2010, without a will.

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

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

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

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

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

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

BARBARA J WINSTON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 84882
98402 (6-24)

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.
David Jonathan Cook
6010 Baltic St., a/k/a 6006 Baltic St.
Capitol Heights, MD 20743
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 07-18199**

Notice is hereby given this 9th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$46,000.00. The property sold herein is known as 6010 Baltic St., a/k/a 6006 Baltic St., Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98287 (6-17,6-24,7-1)

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.

Patricia E. Johnson
11912 Hickory Drive
Fort Washington, MD 20744
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-07959**

Notice is hereby given this 9th day of June, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of July, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$405,052.95. The property sold herein is known as 11912 Hickory Drive, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98288 (6-17,6-24,7-1)

Diane K. Kuwamura, Esquire
Feeney & Kuwamura, P.A.
1010 Wayne Avenue, Ste. 220
Silver Spring, Maryland 20910
301-587-2240

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JANE S. ESTABROOK

Notice is given that Joseph S. Estabrook whose address is 13004 Ledo Creek Terrace, Beltsville, Maryland 20705, was on June 17, 2010 appointed personal representative of the small estate of Jane S. Estabrook who died on September 30, 2009, with a will.

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

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

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

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

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

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

JOSEPH S. ESTABROOK
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772
Estate No. 84811
98403 (6-24)

NOTICE
Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady,
Substitute Trustees
Plaintiffs
vs.
Jeffrey P Jordon and
Linda L Lovelance
Defendants
**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-08631**

ORDERED, this 9th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9209 Doris Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of July, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of July, 2010, next.
The report states the amount of sale to be \$329,173.76.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98290 (6-17,6-24,7-1)

NOTICE OF PUBLICATION
(12505 Killian Lane, Bowie, Maryland)

LITTON LOAN SERVICING LP
Plaintiff,

v.
KAREN J. ERICKSEN, et al.
Defendants.

**In the Circuit Court for Prince George's County, Maryland
Case No. CAL 09-34800**

Public notice is hereby issued this 17th day of June, 2010, that a Complaint was filed by the Plaintiff against the Defendants in the Circuit Court for Prince George's County, Maryland on November 5, 2009, concerning the real property located at 12505 Killian Lane, Bowie, Maryland 20715. In this case, Plaintiff alleges slander of title and tortious interference with prospective advantage against the Defendants, and seeks damages and equitable relief therefore. On June 4, 2010, this Court ordered Plaintiff to effect due process of service on Defendant Anthony Battle by puclication of this notice in a newspaper of general circulation in Prince George's County once a week for three consecutive weeks, in accordance with Maryland Rule 2-121. Defendant Anthony Battle is warned that failure to file a response on or before August 2, 2010 may result in a default judgment or the granting of the relief sought.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
98346 (6-17,6-24,7-1)

**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 July 12th, 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# 4832 1989 COBRA TRAILER
VIN# 1TT1124K1K1003472
JFK PLUMBING & DRAIN SERVICES
3908 RIVER CLUB DR
EDGEWATER

LOT# 4861 2001 FORD Focus-4 Cyl.
VIN# 3FAFP31381R144130
JOEVIC AUTO SERVICE
1510 WHITELOCK ST
BALTIMORE

LOT# 4864 2002 JAGUAR S-Type-V6/V8
VIN# SAJDA01N02FM24692
C & J AUTO
5264 FAIRLAWN AVE
BALTIMORE

LOT# 4878 2000 MERCEDES-BENZ E320
VIN# WDBJF65J1YA978812
PRECISION TUNE
5700 YORK ROAD
BALTIMORE

LOT# 4879 2005 CHEVROLET Trailblazer
VIN# 1GNET16S656135488
HILLTOP MOTORS INC
4863 MARLBORO PIKE
CAPITOL HEIGHTS

LOT# 4880 1999 GMC LIGHT DUTY G2500
VIN# 1GTFG25M5X1153362
TOMMY'S AUTO SERVICE

LEGALS

(MORNINGSIDE)
6611 SUITLAND RD
MORNINGSIDE
LOT#4701B, 2001 MAXUM 41'2" BOAT
HULL# MXYA05YBE001
MD#3623BR OFFICIAL# 1099805
NAME: DOVES III
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

LOT#4702B, 1976 ISLANDER 29'9" BOAT
MD#6445AB
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACY'S LANDING

**TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid**
**Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079**

98397 (6-24,7-1)

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:

**JULY 2, 2010
AT 10:00 A.M.**

Giant Auto Body
4825 Rhode Island Ave.
Hyattsville, MD 20781

**2003 MERCURY
VIN # : 1MEFM50U13A603423**

General Auto Repair
925 University Blvd.
East Silver Spring, MD 20903

**1996 MITSUBISHI TK
VIN # : JW6AAF1H3TL002692**

Sale to be held at:

**J & M Auto
5921 Arbor Street
Hyattsville, MD 20781**

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

98399 (6-24,7-1)

NOTICE

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

Ana Ruth Sanchez
Defendant

**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-7461**

ORDERED, this 9th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4002 Bunker Hill Road, Brentwood, Maryland 20722 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of July, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of July, 2010, next.
The report states the amount of sale to be \$125,993.16.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98289 (6-17,6-24,7-1)

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.

Raymond W. Sullivan
Lisa M. Ragusa
12042 Twin Cedar Lane
Bowie, MD 20715
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-08688**

Notice is hereby given this 15th day of June, 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 15th day of July, 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 15th day of July, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$187,200.00. The property sold herein is known as 12042 Twin Cedar Lane, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98350 (6-17,6-24,7-1)

LEGALS

NOTICE
MARTIN L. GOOZMAN and
JEFFREY W. BERNSTEIN
Substitute Trustees
Plaintiffs
vs.
THEODORE PINDELL
and
SHARON PINDELL
Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 08-31949**

NOTICE is hereby given this 1st day of June, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11207 Prospect Hill Road, Glenn Dale, Maryland 20768, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of July, 2010, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 1st day of July, 2010.
The report states the amount of the sale to be \$240,000.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98194 (6-10,6-17,6-24)

NOTICE

BROOKSIDE PARK
CONDOMINIUM, INC.,
vs.
FREDRICK LUTU
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-38953**

Notice is hereby given this 8th day of June, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property located at 574 Wilson Bridge Drive, #C-2, Oxon Hill, Maryland 20745, which is the subject of these proceedings, made and reported by Kia Washington, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of July, 2010; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 8th day of July, 2010; next.
The report of sale states that the amount of sale to be One Hundred Dollars and 00/100 (\$100.00), subject to a prior deed of trust having an unpaid principal balance of \$168,412.51, as of May 17, 2010; a second deed of trust having an unpaid principal balance of \$44,660.59, as of May 17, 2010; and any other prior liens, judgments or deeds of trust.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98259 (6-10,6-17,6-24)

NOTICE

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

Leslie E Russ
Defendant

**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-02544**

ORDERED, this 9th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12916 Fox Bow Drive, Unit 106, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of July, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of July, 2010, next.
The report states the amount of sale to be \$150,626.52.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98284 (6-17,6-24,7-1)

**MECHANIC'S LIEN
PUBLIC AUCTION SALE**

In accordance and by virtue of Commercial Law, Sections 16-202, 16-203 and 16-207, of the Maryland Annotated Code. The under signed Garage Keepers (lienor) will sell the following vehicles at public auction for storage, repairs, and other lawful charges at the below listed locations at 10:00 A.M. on July 8th, 2010:

New Carrollton Sunoco, 7460 Annapolis Road, Landover Hills, MD 20784

1. 2006, Chrysler, 4 Door
VIN # 3A4FY58B76T321240

St. Barnabas Shell, 5604 St. Barnabas Road, Oxon Hill, MD 20745

1. 1997, BMW, 4 Door
VIN # WBADD6327VBW01839

Garage Keepers Reserve the Right to Bid at the Public Auction and the Terms of Sale are CASH. Please call LegalWork Services, LLC for inquiries at 800-991-9101.

98451 (6-24,7-1)

LEGALS

ORDER OF PUBLICATION

KETAN PATEL
9860 Washington Blvd. North
Laurel, MD 20723-1930

Plaintiff

v.

COOPER’S LANDING COMMU-
NITY ASSOCIATION
c/o Tidewater Management Inc.,
Unit 2
3 Green wood Place
Baltimore, MD 21208-2762

PRINCE GEORGE’S COUNTY
MARYLAND
County Administration Building
Upper Marlboro, MD 20772

and any and all persons that have
or claim to have an interest in the
property situated, lying and being
in the SECOND ELECTION DIS-
TRICTS of Prince George’s County,
Maryland, and described in the
Complaint

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
CAE 10-16268**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the foregoing
properties situated and lying in
Prince George’s County, Maryland,
sold by the Collector of Taxes for
Prince George’s County to the
Plaintiff in this proceeding.

The Complaint states, among
other things, that the amount nec-
essary for redemption has not been
paid, although more than six
months from the date of sale has
expired.

It is thereupon this 8th day of
June, 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 some newspaper having a
general circulation in Prince
George’s County, Maryland, once a
week for three successive weeks, on
or before the 2nd day of July, 2010,
warning all persons interested in
the said property to be and appear
in this Court by the 10th day of
August, 2010, and redeem the
aforesaid property and answer the
Complaint, or thereafter a Final
Order will be rendered foreclosing
all rights of redemption in the
properties and vesting in the
Plaintiff a 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
98315 (6-17,6-24,7-1)

ORDER OF PUBLICATION

HOPKINS CREEK PROPERTIES
1302 St. Paul’s Way
Crownsville, Maryland 21032

Plaintiff

vs.

George I. Price
227 Westdale Drive
Waldorf, MD 20601-3728

And

Prince George’s County, Maryland
Serve: David S. Whitacre
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

and

All unknown owners of the prop-
erty described below, their heirs,
devises, 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 property and premises situ-
ate in Spaulding, 6th Election
District and described as follows:
14,113 Sq. Ft. & Dupont Village -
Lot 3, Assessment \$36,010; Liber
5860, folio 192; Account No. 06
0533612
Street Address: 2107 Porter Ave,
Suitland, MD 20746

Defendants

**In the Circuit Court for
Prince George’s County,
Maryland
Civil Division
CAE 10-16369**

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 pro-
ceeding.

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

It is thereupon this 8th day of June,
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 some newspaper having general
circulation in Prince George’s
County, Maryland, once a week for
three (3) consecutive weeks, on or
before the 2nd day of July, 2010,
warning all persons having or
claiming to have any interest in the
property described above to appear
in this Court by the 10th day of
August, 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 fore-
closing all rights of redemption in
and as to the property being ren-
dered by this Court against them.

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

True Copy—Test:
Peggy Magee, Clerk
98305 (6-17,6-24,7-1)

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.

Everett N. Brown
Constance G. Brown
Provident Bank of Maryland

10209 THUNDERCLOUD CT

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:

10209 Thundercloud Court,
Springdale, MD 20774, Thirteenth
(13th) Election District, described
as follows:
All that lot of land and imps.
12,496.0000 Sq. Ft. & Imps.
Enterprise Forest Lot 48 Blk B

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 10-16127**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 10209 Thundercloud
Court, Springdale, 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.
12,496.0000 Sq. Ft. & Imps.
Enterprise Forest Lot 48 Blk B

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

It is thereupon this 8th day of June,
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 2nd day of July,
2010, and redeem the property
10209 Thundercloud Court,
Springdale, MD 20774 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
98306 (6-17,6-24,7-1)

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.

Margit R. Canfield
Barbara A. Maher, Trustee
Lillian H. Light
Patricia G. Woods, Trustee
The Citizens National Bank

365 MAIN 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:

365 Main Street, Laurel, Maryland
20707, Tenth (10th) Election
District, described as follows:
All that lot of land and imps.
2,400.0000 Sq. Ft. & Imps. Laurel-e
Side Lot 17 Blk 39

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 10-16128**

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

property 365 Main Street, Laurel,
Maryland 20707 in the County of
Prince George’s, sold by the
Collector of Taxes for the County of
Prince George’s and the State of
Maryland to the Plaintiff in this
proceeding:

All that lot of land and imps.
2,400.0000 Sq. Ft. & Imps. Laurel-e
Side Lot 17 Blk 39

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

It is thereupon this 8th day of June,
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 newspa-
per 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 2nd day of July, 2010, and
redeem the property 365 Main
Street, Laurel, Maryland 20707 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
Plaintiff’s title, free and clear of all
encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
98307 (6-17,6-24,7-1)

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.

Deshea R. Brooks
Arden Y. Jones
Lakeshia R. Brooks
Kenneth MacFayden, Trustee
Fremont Investment and Loan
Mortgage Electronic Registration
Systems, Inc.

8300 THUNDER CT

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:

8300 Thunder Court, Clinton,
Maryland 20735, Ninth (9th)
Election District, described as fol-
lows:
All that lot of land and imps.
13,028.0000 Sq. Ft. & Imps. Chris
Mar Manor - Lot 12 Blk C

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 10-16129**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 8300 Thunder Court,
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.
13,028.0000 Sq. Ft. & Imps. Chris
Mar Manor - Lot 12 Blk C

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

It is thereupon this 8th day of June,
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 2nd day of July,
2010, and redeem the property 8300
Thunder Court, 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
98308 (6-17,6-24,7-1)

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.

Emmanuel A. Atiemo
Charlotte A. Atiemo
Emmanuel A. Atiemo
Charlotte A. Atiemo

11620 COSCA PARK DR

and

Prince George’s County, Office of
Treasurer

and

Prince George’s County, Maryland
(for Maryland Annotated Code 14-

LEGALS

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:

11620 Cosca Park Drive, Clinton,
Maryland, 20735, Ninth (9th)
Election District, described as fol-
lows:
All that lot of land and imps.
1,400.0000 Sq. Ft. & Imps.
Boniwood lot 39 Blk A

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 10-16376**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 11620 Cosca Park Drive,
Clinton, Maryland, 20735 in the
County of Prince George’s, sold by
the Collector of Taxes for the
County of Prince George’s and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps.
1,400.0000 Sq. Ft. & Imps.
Boniwood lot 39 Blk A

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

It is thereupon this 8th day of
June, 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 2nd day of July,
2010, and redeem the property
11620 Cosca Park Drive, Clinton,
Maryland, 20735 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the prop-
erty, and vesting in the Plaintiff’s
title, free and clear of all encum-
brances.

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

True Copy—Test:
Peggy Magee, Clerk
98309 (6-17,6-24,7-1)

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.

Richard E. Adams
Carolyn E. Adams

5815 OTTAWA STREET

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:

5815 Ottawa Street, Oxon Hill, MD
20745, Twelfth (12th) Election
District, described as follows:
All that lot of land and imps.
3,780.0000 Sq. Ft. & Imps. Forest
Heights Lot 16 Blk 8

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 10-16375**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 5815 Ottawa Street, 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.
3,780.0000 Sq. Ft. & Imps. Forest
Heights Lot 16 Blk 8

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

It is thereupon this 8th day of June,
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 2nd day of July,
2010, and redeem the property 5815
Ottawa Street, 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
98310 (6-17,6-24,7-1)

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.

Jeane B. Barham
Jeane B. Barham
Virginia Pullins
Virginia Pullins
Hollins T. Brown
Hollins T. Brown
Laurel Federal Savings Bank

306 MONTGOMERY 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:

306 Montgomery Street, Laurel,
Maryland, 20707, Tenth (10th)
Election District, described as fol-
lows:
All that lot of land and imps.
13,569.0000 Sq. Ft. & Imps. Laurel -
g P & S Sub Blk 45

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 10-16374**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 306 Montgomery Street,
Laurel, Maryland, 20707 in the
County of Prince George’s, sold by
the Collector of Taxes for the
County of Prince George’s and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps.
13,569.0000 Sq. Ft. & Imps. Laurel -
g P & S Sub Blk 45

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

It is thereupon this 8th day of June,
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 2nd day of July,
2010, and redeem the property 306
Montgomery Street, Laurel,
Maryland, 20707 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the prop-
erty, and vesting in the Plaintiff’s
title, free and clear of all encum-
brances.

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

True Copy—Test:
Peggy Magee, Clerk
98311 (6-17,6-24,7-1)

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.

Richard Bedell

408 LAUREL 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:

408 Laurel Avenue, Laurel,
Maryland 20707, Tenth (10th)
Election District, described as fol-
lows:
All that lot of land and imps.
6,500.0000 Sq. Ft. & Imps. Laurel - E
Side 9th Lot 14 Blk 34

**In the Circuit Court for
Prince George’s County,
Maryland
CAE 10-16373**

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 408 Laurel Avenue,
Laurel, Maryland 20707 in the
County of Prince George’s, sold by
the Collector of Taxes for the
County of Prince George’s and the
State of Maryland to the Plaintiff in
this proceeding:

All that lot of land and imps.
6,500.0000 Sq. Ft. & Imps. Laurel - E
Side 9th Lot 14 Blk 34

The Complaint states, among
other things, that the amounts nec-

essary for redemption have not
been paid.

It is thereupon this 8th day of
June, 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 2nd day of July,
2010, and redeem the property 408
Laurel Avenue, Laurel, Maryland
20707 and answer the complaint or
thereafter a final judgment will be
entered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff’s title, free
and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
98312 (6-17,6-24,7-1)

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.

LEGALS

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

In The Estate Of:
ROSIE L. DAVIS
Estate No.: 84809

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ANTHONY C. DAVIS for Judicial Probate of the copy of the will dated 08/26/1994 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **July 27, 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

98374 (6-24,7-1)

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

In The Estate Of:
ELIZABETH HAYS HOWELL
Estate No.: 84533

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by VELMA HOWELL CUTLER for Judicial Probate of the will dated 11/14/1990 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **July 21, 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

98375 (6-24,7-1)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits or Water Quality Certification and the Opportunity to Provide
Written Comment or Request an Informational Hearing

The Water Management Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water Management Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3768. Written comments or requests for a hearing must be received on or before July 15, 2010.

PRINCE GEORGE'S COUNTY

201060476/10-NT-0140: Joint Base Andrews is proposing expansion, repair and maintenance of the west runway. The proposed project will result in the following permanent impacts: 491,624 square feet (11.29 acres) of palustrine emergent and 12,092 square feet (0.28 acres) of scrub/shrub nontidal wetlands; 604,479 square feet (13.88 acres) of the 25-foot nontidal wetlands buffer and 595 linear feet of stream. Temporary impacts include: 1,759,552 square feet (40.39 acres) of emergent nontidal wetland and 123 linear feet of stream. Mitigation will be required 1:1 and is proposed as wetland creation. The site is located at Joint Base Andrews/Morningside on North Perimeter Road approximately 0.4 miles at the north end of the west runway, at Joint Base Andrews, Prince George's County. A Public Hearing will be held for this project at 7:00PM on Thursday July 1st, 2010, at The Colony South Hotel & Conference Center, 7401 Surratts Road, Clinton, Maryland 20735. Plans for the project will be on display at 6:30PM. For additional information, please contact Lisa Dosmann of the Nontidal Wetlands and Waterways Division at (410) 537-3559 or Idosmann@mde.state.md.us

98387 (6-24)

NOTICE

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

Substitute Trustees

vs.

LEROY CLARKE, JR.
7240 G Street
Seat Pleasant, MD 20743-1812

and

MICHAEL D. CLARKE
DETRA M. CLARKE
7240 G Street
Seat Pleasant, MD 20743-1812

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-22151

Notice is hereby given this 18th day of June, 2010, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7240 G Street, Seat Pleasant, MD 20743-1812, 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 19th day of July, 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 19th day of July, 2010, next.

The Report of Sale states the amount of sale to be Sixty Four Thousand, Three Hundred and 00/100 Dollars (\$64,300.00).

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

True Copy—Test:
Peggy Magee, Clerk
98386 (6-24,7-1,7-8)

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

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.

Daryl Elbert Beard
Jesse Elbert Beard
Lauren Rebecca Beard
Shanna Dudley, Personal Representative to the Estate of Daryl Elbert Beard
Shana Dudley, Personal Representative to the Estate of Daryl Elbert Beard
2305 Dawson Street
Temple Hills, MD 20748

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-26418

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

The Report of Sale states the amount of the foreclosure sale price to be \$173,338.00. The property sold herein is known as 2305 Dawson Street, Temple Hills, MD 20748.

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

True Copy—Test:
Peggy Magee, Clerk
98411 (6-24,7-1,7-8)

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.

Ernest Walter Brunson
Shirley Brunson, Deceased
Shirley Brunson, Deceased
Ernest W. Brunson
8915 Bold Street
Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-28575

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

The Report of Sale states the amount of the foreclosure sale price to be \$189,000.00. The property sold herein is known as 8915 Bold Street, Upper Marlboro, MD 20774.

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

True Copy—Test:
Peggy Magee, Clerk
98410 (6-24,7-1,7-8)

LEGALS

NOTICE

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

Plaintiffs

vs.

Luciano Tobar Alfaro Jr aka
Luciano Tovar Alfaro Jr and
Wilfredo Tobar Alfaro aka
Wilfredo Tovar Alfaro

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-06370

ORDERED, this 17th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4228 Longfellow Street, Hyattsville, Maryland 20781, mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of July, 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 19th day of July, 2010, next.

The report states the amount of sale to be \$263,191.50.

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

True Copy—Test:
Peggy Magee, Clerk
98381 (6-24,7-1,7-8)

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

In The Estate Of:
EMMANUEL A. KING
Estate No.: 84220

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ALFRED J. SZCZERBICKI 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 **July 20, 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

98378 (6-24,7-1)

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.

Tawana F. Webb
16207 Brookmead Court
Upper Marlboro, MD 20772

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-40313

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

The Report of Sale states the amount of the foreclosure sale price to be \$244,803.39. The property sold herein is known as 16207 Brookmead Court, Upper Marlboro, MD 20772.

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

True Copy—Test:
Peggy Magee, Clerk
98286 (6-17,6-24,7-1)

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

In The Estate Of:
LUCILLA S. ABBOTT
Estate No.: 84512

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ALFRED J. SZCZERBICKI 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 **July 20, 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

98377 (6-24,7-1)

NOTICE

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

Plaintiffs

vs.

Latasha Matthews and
Johnnie C. Matthews Jr

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-09882

ORDERED, this 17th day of June, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14311 Dover Court, Laurel, Maryland 20707, mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of July, 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 19th day of July, 2010, next.

The report states the amount of sale to be \$260,143.69.

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

True Copy—Test:
Peggy Magee, Clerk
98384 (6-24,7-1,7-8)

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

In The Estate Of:
RONALD F. PERKINS
Estate No.: 80589

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by ALFRED J. SZCZERBICKI 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 **July 20, 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

98379 (6-24,7-1)

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.

Alfonso Martinez Tapia
7310 Lois Lane
Lanham, MD 20706

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-07283

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

The Report of Sale states the amount of the foreclosure sale price to be \$396,731.57. The property sold herein is known as 7310 Lois Lane, Lanham, MD 20706.

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

True Copy—Test:
Peggy Magee, Clerk
98351 (6-17,6-24,7-1)

NOTICE

DAVID S. MUSGRAVE and
JEFFREY S. GREENBERG,

Substitute Trustees, Plaintiffs

v.

H.T. BROWN REAL ESTATE, INC.
229 S. Washington Boulevard
Laurel, Maryland 20707
(Property Address)

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-06467

The Substitute Trustees' sale of the property mentioned in these proceedings, as made and reported by David S. Musgrave, Substitute Trustee, shall be ratified unless cause to the contrary be shown on or before the 19th day of July, 2010; provided a copy of this Notice be inserted in the The Prince George's Post, published in Prince George's County, Maryland once in each of three successive weeks, on 18th June, 2010, before the 19th day of July, 2010.

The Report of Sale states that the purchase price for the property sold at the Substitute Trustees' sale was Four Hundred Eighty-Five Thousand Dollars (\$485,000.00).

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

True Copy—Test:
Peggy Magee, Clerk
98382 (6-24,7-1,7-8)

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.

Aimee M. Jones
8406 Mimosa Avenue
Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04527

Notice is hereby given this 17th day of June, 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 19th day of July, 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 19th day of July, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$148,500.00. The property sold herein is known as 8406 Mimosa Avenue, Clinton, MD 20735.

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

True Copy—Test:
Peggy Magee, Clerk
98385 (6-24,7-1,7-8)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
THELMA LILLIAN LEMON

Notice is given that Troy J Davis, whose address is 8316 Sunnybrook Court, Brandywine, MD 20613 was on May 24, 2010 appointed personal representative of the estate of Thelma Lillian Lemon who died on May 19, 2010 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of November, 2010.

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.

TROY J DAVIS
Personal Representative

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

98401 Estate No. 84691 (6-24,7-1,7-8)

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.

Carlos Montepeque
Rosalba Montepeque
7013 Lansdale Street
District Heights, MD 20747

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-29907

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

The Report of Sale states the amount of the foreclosure sale price to be \$150,750.00. The property sold herein is known as 7013 Lansdale Street, District Heights, MD 20747.

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

True Copy—Test:
Peggy Magee, Clerk
98408 (6-24,7-1,7-8)

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.

Richard Van Camp
1836 Metzertott Road Unit #520
Hyattsville, MD 20783

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-07881

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

4223 32ND STREET
MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust from Fonzie W. Agnew, Jr. dated December 18, 2007 and recorded in Liber 29226, Folio 429 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$242,403.00, 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 **JULY 13, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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98440(6-24,7-1,7-8)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

8616 MYRTLE AVENUE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from James D. Galloway, Jr. and Loretta Galloway dated October 26, 2006 and recorded in Liber 26875, Folio 233 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$225,000.00, and an original interest rate of 7.550, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 13, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$23,500.00 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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98443(6-24,7-1,7-8)

LEGALS

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Attorneys at Law
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Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1606 OPUS AVENUE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Celestine Akpuaka dated October 6, 2006 and recorded in Liber 26470, Folio 361 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$231,200.00, and an original interest rate of 8.445, 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 **JULY 13, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$24,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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98441(6-24,7-1,7-8)

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Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

613 64TH AVENUE
SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust from Michelle L. Terry and Marcus J. Bembyry dated November 29, 2007 and recorded in Liber 29253, Folio 500 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$190,820.00, 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 **JULY 13, 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 \$20,000.00 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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and Richard J. Rogers, Substitute Trustees

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98444(6-24,7-1,7-8)

LEGALS

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Attorneys at Law
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Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

16300 ABBEY DRIVE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Harry C. O’Haver dated August 26, 2005 and recorded in Liber 23264, Folio 714 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$391,000.00, 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 **JULY 13, 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 \$42,000.00 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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and Richard J. Rogers, Substitute Trustees

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98442(6-24,7-1,7-8)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FLORENCE WILLIAMS

Notice is given that Sophia Williams, whose address is 2718 Bellbrook Street, Temple Hills,MD 20748, was on June 11, 2010 appointed personal representative of the small estate of Florence Williams who died on April 29, 2010, with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or
(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.

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

SOPHIA WILLIAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 84852

98404(6-24)

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or
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(301) 627-6260

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County

