

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.

LaShonda Debrew
James R. Debrew
1001 Chillum Road, Unit 214
Hyattsville, MD 20782

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-01650

Notice is hereby given this 27th day of May, 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 28th day of June, 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 28th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$134,325.50. The property sold herein is known as 1001 Chillum Road, Unit 214, Hyattsville, MD 20782.

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

True Copy—Test:
Peggy Magee, Clerk

98152 (6-3,6-10,6-17)

NOTICE

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

vs.

Estate of Alexander Williams Jr
Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-07463

ORDERED, this 26th day of May, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4100 22nd Avenue, Temple Hills, Maryland 20748 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 28th 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 28th day of June, 2010, next.

The report states the amount of sale to be \$156,953.31.

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

True Copy—Test:
Peggy Magee, Clerk

98154 (6-3,6-10,6-17)

MECHANIC’S LIEN
PUBLIC AUCTION SALE

In accordance with 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 June 23rd, 2010:

Paramont Cab Company, 4700 Cremen Road, Temple Hills, MD 20748

1. 2001 Mercedes Benz, 4 Door
VIN # WDBNG70JX1A180925

Temple Hills Auto Sales, 4706 St. Barnabas Road, Temple Hills, MD 20748

1. 2000 Nissan, 4 Door
VIN # JN1CA31D5YT510421

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.

98268 (6-10,6-17)

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

In The Estate Of:
JAMES A. MOSLEY
Estate No.: 84416

NOTICE OF JUDICIAL
PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by DAISY R. WILLIAMS for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **JUNE 29, 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

98256 (6-10,6-17)

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.

Philip Suh
Elizabeth Suh
8312 Montpelier Drive
Laurel, MD 20708

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-04404

Notice is hereby given this 27th day of May, 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 28th day of June, 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 28th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$455,020.53. The property sold herein is known as 8312 Montpelier Drive, Laurel, MD 20708.

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

True Copy—Test:
Peggy Magee, Clerk

98150 (6-3,6-10,6-17)

NOTICE

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

vs.

Jose Santiago Martinez Gonzalez
Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-6940

ORDERED, this 26th day of May, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 201 Kerby Parkway, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of June, 2010, next.

The report states the amount of sale to be \$93,553.90.

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

True Copy—Test:
Peggy Magee, Clerk

98155 (6-3,6-10,6-17)

NOTICE

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

vs.

William S Linares and
Rosa Linares

Defendants

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 09-37615

ORDERED, this 27th day of May, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 13026 Ingleside Drive, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of June, 2010, next.

The report states the amount of sale to be \$181,529.14.

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

True Copy—Test:
Peggy Magee, Clerk

98149 (6-3,6-10,6-17)

NOTICE

IN THE MATTER OF:
ZARIA ARNYCE HUNTER

FOR THE CHANGE OF
NAME TO:
ZARIA ARNYCE OWENS

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-14277

A Petition has been filed to change the name of ZARIA ARNYCE HUNTER to ZARIA ARNYCE OWENS.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

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

98293 (6-17)

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.

John Albert Wallace
John Wallace, Personal
Representative for the Estate of John Albert Wallace
7657 S Arbory Lane, Unit 378
Laurel, MD 20707

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-02058

Notice is hereby given this 27th day of May, 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 28th day of June, 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 28th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$125,810.91. The property sold herein is known as 7657 S Arbory Lane, Unit 378, Laurel, MD 20707.

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

True Copy—Test:
Peggy Magee, Clerk

98151 (6-3,6-10,6-17)

NOTICE

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

vs.

Jose Luis Velasquez AKA Jose Velasquez AKA Jose Luis Velesquez

Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-02960

ORDERED, this 24th day of May, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8208 Mathew Court, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O’Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th 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 24th day of June, 2010, next.

The report states the amount of sale to be \$171,855.90.

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

True Copy—Test:
Peggy Magee, Clerk

98157 (6-3,6-10,6-17)

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 vehicle(s) at public auction for storage, repairs, and other lawful charges on:

JUNE 18, 2010
AT 10:00 AM

2005 Suzuki
J51GT76A652101810

2003 Kawasaki
JKAZX9B133A008549

Auctioning for Free State Cycles

2008 Suzuki
J51GX72A082107780

2002 Honda
1HFSC46052A009049

The auction will be held on the premises of:

A&J Cycle Performance
7830 Penn Western, Ct Ste A-1
Upper Marlboro, Md 20772

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

98269 (6-10,6-17)

NOTICE

IN THE MATTER OF:
TRINITY MARIE EVANS

FOR THE CHANGE OF
NAME TO:
TRINITY MARIE KIBBLE

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-14274

A Petition has been filed to change the name of TRINITY MARIE EVANS to TRINITY MARIE KIBBLE.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

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

98292 (6-17)

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.

Emily P. Jones
Herbert G. Jones
Linda Jones, Personal
Representative for the Estate of Emily Jones
2439 Kent Village Place
Hyattsville, MD 20785

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-06851

Notice is hereby given this 27th day of May, 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 28th day of June, 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 28th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$45,000.00. The property sold herein is known as 2439 Kent Village Place, Hyattsville, MD 20785.

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

True Copy—Test:
Peggy Magee, Clerk

98148 (6-3,6-10,6-17)

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.

Kathy B. C. Morgan,
aka Kathy Bonita Carter
Elbert W. C. Morgan
14520 Delcastle Drive
Bowie/Mitchellville, MD 20721

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-38430

Notice is hereby given this 27th day of May, 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 28th day of June, 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 28th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$311,614.49. The property sold herein is known as 14520 Delcastle Drive, Bowie/Mitchellville, MD 20721

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

True Copy—Test:
Peggy Magee, Clerk

98153 (6-3,6-10,6-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARTIN LEWIS SARNS

Notice is given that Catherine Sarns, whose address is 905 Glacier Avenue, Capitol Heights, MD 20743 was on May 20, 2010 appointed personal representative of the estate of Martin Lewis Sarns, who died on May 3, 2010 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 20th day of 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.

CATHERINE SARNS
Personal Representative

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

98253 (6-10,6-17,6-24)

LEGALS

NOTICE

BROOKSIDE PARK
CONDOMINIUM, INC.,

vs.

FREDRICK LUTU

Plaintiff

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)

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 June 28th, 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# 4683B 1999 HUNTER 410 405” BOAT
HIN# HUN41167D899
MD# 4984BX
OFFICIAL# 1069623
NAME ON BOAT “PHYLLIS ANNE”
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 3789B 1977 WEST SAIL 32 FT
HIN# WSSK06801176
FL# 4130JX
NAME ON BOAT “RHAPSODY”
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 4681 1975 CHEVROLET NOVA
VIN# 1X27H5T122181
A TEAM AUTOMOTIVE
7954 CRYDEN WAY
FORESTVILLE

LOT# 4857 2008 DODGE Avenger-4 Cyl.
VIN# 1B3LC46K38N126194
ALL PRO AUTO BODY, INC
1908B BELAIR RD
FALLSTON

LOT# 4858 1999 CHEVROLET TRUCK Tahoe-V8
VIN# 1GNEK13R4XJ536185
ALL TUNE & LUBE
23 HAMPTON PARK BLVD
CAPITOL HEIGHTS

LOT# 4859 2001 CHRYSLER Town & Country-V6
VIN# 2C8GT64L11R371042
REPPKO INC
119 EAST OAK RIDGE DR
HAGERSTOWN

LOT# 4860 2001 CADILLAC Seville-V8
VIN# 1G6KS54Y91U126192
ACCURATE TRANSMISSIONS
17126 VIRGINIA AVE
HAGERSTOWN

LOT# 4862 2007 CHEVROLET Impala-V6
VIN# 2G1WB58K479203926
U.S. AUTO COLLISION CENTER
505-513 E 25TH ST
BALTIMORE

LOT# 4863 2005 CHEVROLET Malibu-V6
VIN# 1G1ZU64865F175686
JOEVIC AUTO SERVICE
1501 WHITELOCK ST
BALTIMORE

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

98254 (6-10,6-17,6-24)

LOT# 4866 1997 HONDA Accord
VIN# 1HGCCD7204VA006037
CAMP SPRINGS GETTY
6300 ALLENTOWN ROAD
CAMP SPRINGS

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

98227 (6-10,6-17)

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.

Joyce Edwards
6712 Poplar Road
Suitland, MD 20746

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-04522

Notice is hereby given this 27th day of May, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 28th day of June, 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 28th day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$135,000.00. The property sold herein is known as 6712 Poplar Road, Suitland, MD 20746.

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

True Copy—Test:
Peggy Magee, Clerk

98147 (6-3,6-10,6-17)

NOTICE

MARTIN L. GOOZMAN and
JEFFREY W. BERNSTEIN
Substitute Trustees

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

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

vs.

Juelle Ottley and
Joel Sam

Defendants

In the Circuit Court for Prince George’s County, Maryland
Civil No. CAE 10-05770

ORDERED, this 25th day of May, 2010 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3705 Eldbridge Terrace, Bowie, Maryland 20716 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 25th 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 25th day of June, 2010, next.

The report states the amount of sale to be \$182,209.50.

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

True Copy—Test:
Peggy Magee, Clerk

98156 (6-3,6-10,6-17)

Place Your Legal Ads

In the Prince George’s Post Newspaper

Call

301-627-0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
10402 Beacon Ridge Drive, Unit 102, Mitchellville, MD 20721-2943

By virtue of the power and authority contained in a Deed of Trust from STANLEY L. GROSS and PAMELA G. GROSS, dated November 18, 1989 and recorded in Liber 7501 at Folio 18 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JUNE 23, 2010
AT 3:10 P.M.
all that property described in said Deed of Trust as follows:

CONDOMINIUM UNIT NO. ONE HUNDRED AND TWO (102), PHASE 1, BUILDING 9, IN THE HORIZONTAL PROPERTY REGIME KNOWN AS "THE VISTAS AT LAKE ARBOR, A CONDOMINIUM" AS MORE FULLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF. CHATTELS, INCLUDING BUT NOT LIMITED TO : RANGE/OVEN, DISHWASHER, GARBAGE DISPOSAL, WALL TO WALL CARPETING, FIREPLACE DOORS, WASHER/ DRYER, REFRIGERATOR, MICROWAVE.

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

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS and the United States of America.

TERMS OF SALE: A deposit of \$7,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 10.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

98115 (6-3,6-10,6-17)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
9613 Small Drive, Clinton, MD 20735

By virtue of the power and authority contained in a Deed of Trust from DARLENE WATSON, dated January 3, 2008 and recorded in Liber 29276 at Folio 193 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JUNE 23, 2010
AT 3:05 P.M.
all that property described in said Deed of Trust as follows:

Being known and designated as Lot Numbered Five (5) in Block Lettered "H", in the subdivision known as "Plat Number Three (3), SURRATTS GARDENS" as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 38 at plat 1.

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

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

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

LEGALS

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

98114 (6-3,6-10,6-17)

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, Apartment 409, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Maya A. 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

JUNE 18, 2010
AT 12:00 NOON

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 CONODMINIUM.

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

98116 (6-3,6-10,6-17)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY
8867 RUSLAND COURT UNIT # 8867
FT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Winifred Gordon dated July 1, 1992 and recorded in Liber 8369, Folio 656 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$93,100.00, and an original interest rate of 5.125, 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 **JUNE 22, 2010 AT 11:00 A.M.**

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

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

Terms of Sale: A deposit of \$6,500.00 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

LEGALS

with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

98158 (6-3,6-10,6-17)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY
13800 CHURCHVILLE DRIVE
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Lyndon I. Grant dated June 13, 2005 and recorded in Liber 24829, Folio 224 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$212,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 22, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

98159 (6-3,6-10,6-17)

COUNTY COUNCIL HEARING

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

**TUESDAY, JUNE 22, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND
10:00 A.M.**

Notice is hereby given that on Tuesday, June 22, 2010 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-22-2010 (DR-2) – AN ORDINANCE CONCERNING PAWN-SHOPS for the purpose of amending the requirements for Pawnshops.

CB-24-2010 (DR-2) – AN ORDINANCE CONCERNING PARKING IN RESIDENTIAL AREAS for the purpose of amending the regulations for the parking of boats and boat trailers in residential areas.

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

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

Attest: Redis C. Floyd
Clerk of the Council

98207 (6-10, 6-17)

THE PRINCE GEORGE'S POST
NEWSPAPER
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
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 CONDOMINI-
UM".

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 dis-
cretion, 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 pur-
chaser. There will be no abatement of interest due from the purchaser in the
event settlement is delayed for any reason. Taxes, ground rent, water rent,
and all other public charges and assessments payable on an annual basis,
including sanitary and/or metropolitan district charges to be adjusted for
the current year to the date of sale, and assumed thereafter by the purchas-
er. Condominium fees and/or homeowners association dues, if any, shall
be assumed by the purchaser from the date of sale. The purchaser shall be
responsible for the payment of the ground rent escrow, if required. The
purchaser is responsible for any amount in excess of \$250.00 for outstand-
ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
mentary stamps, transfer taxes, and all settlement charges shall be borne by
the purchaser. If the Substitute Trustees are unable to convey good and
marketable title, the purchaser's sole remedy in law or equity shall be lim-
ited to the refund of the deposit to the purchaser. Upon refund of the
deposit, the sale shall be void and of no effect, and the purchaser shall have
no further claim against the Substitute Trustees. Purchaser shall be respon-
sible for obtaining physical possession of the property. Purchaser agrees to
pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
review of settlement documents. The purchaser at the foreclosure sale shall
assume the risk of loss for the property immediately after the sale.

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

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

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 sched-
uled, 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 con-
ditions, 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 fore-
closure 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 assess-
ments, 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 for-
ward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a
fee of \$295.00 for review of the settlement documents, and an addi-
tional fee of \$295.00 for review of any motion which may be subse-
quently filed with the Court to substitute a purchaser herein.

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

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 dis-
cretion, 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 pur-
chaser. There will be no abatement of interest due from the purchaser in the
event settlement is delayed for any reason. Taxes, ground rent, water rent,
and all other public charges and assessments payable on an annual basis,
including sanitary and/or metropolitan district charges to be adjusted for
the current year to the date of sale, and assumed thereafter by the purchas-
er. Condominium fees and/or homeowners association dues, if any, shall
be assumed by the purchaser from the date of sale. The purchaser shall be
responsible for the payment of the ground rent escrow, if required. The
purchaser is responsible for any amount in excess of \$250.00 for outstand-
ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
mentary stamps, transfer taxes, and all settlement charges shall be borne by
the purchaser. If the Substitute Trustees are unable to convey good and
marketable title, the purchaser's sole remedy in law or equity shall be lim-
ited to the refund of the deposit to the purchaser. Upon refund of the
deposit, the sale shall be void and of no effect, and the purchaser shall have
no further claim against the Substitute Trustees. Purchaser shall be respon-
sible for obtaining physical possession of the property. Purchaser agrees to
pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
review of settlement documents. The purchaser at the foreclosure sale shall
assume the risk of loss for the property immediately after the sale.

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

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

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 con-
ditions, 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 fore-
closure 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 assess-
ments, 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 for-
ward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a
fee of \$295.00 for review of the settlement documents, and an addi-
tional fee of \$295.00 for review of any motion which may be subse-
quently filed with the Court to substitute a purchaser herein.

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

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 dis-
cretion, 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 pur-
chaser. There will be no abatement of interest due from the purchaser in the
event settlement is delayed for any reason. Taxes, ground rent, water rent,
and all other public charges and assessments payable on an annual basis,
including sanitary and/or metropolitan district charges to be adjusted for
the current year to the date of sale, and assumed thereafter by the purchas-
er. Condominium fees and/or homeowners association dues, if any, shall
be assumed by the purchaser from the date of sale. The purchaser shall be
responsible for the payment of the ground rent escrow, if required. The
purchaser is responsible for any amount in excess of \$250.00 for outstand-
ing water bills, if any, incurred prior to the date of sale. Cost of all docu-
mentary stamps, transfer taxes, and all settlement charges shall be borne by
the purchaser. If the Substitute Trustees are unable to convey good and
marketable title, the purchaser's sole remedy in law or equity shall be lim-
ited to the refund of the deposit to the purchaser. Upon refund of the
deposit, the sale shall be void and of no effect, and the purchaser shall have
no further claim against the Substitute Trustees. Purchaser shall be respon-
sible for obtaining physical possession of the property. Purchaser agrees to
pay \$250.00 at settlement to the attorney for the Substitute Trustees, for
review of settlement documents. The purchaser at the foreclosure sale shall
assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, 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 sched-
uled, 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 con-
ditions, 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 fore-
closure 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 assess-
ments, 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 for-
ward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a
fee of \$295.00 for review of the settlement documents, and an addi-
tional fee of \$295.00 for review of any motion which may be subse-
quently filed with the Court to substitute a purchaser herein.

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

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
12707 Duckettown Road, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Shirvanie Nanan, dated August 26, 2005, and recorded in Liber 24966 at folio 495 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 12:06 PM

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

LOTS NUMBERED 14, 15, AND IN BLOCK 5, IN THE SUBDIVISION KNOWN AS "HUNTINGTON 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, 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

98214 (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

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION
OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND
RECORDS OF PRINCE GEORGES' COUNTY AT LIBER 14876 AND
FOLIO 669

Improved by premises known as
6205 Heston Terrace, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Thao B Phan and Nghiep Dai Ngo, dated April 22, 2005, and recorded in Liber 24053 at folio 383 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 12:12 PM

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

LOT NUMBER 45, BLOCK D, AS SHOWN ON THE PLAT TWELVE ENTITLED GLENN 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 \$31,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98216 (6-10,6-17,6-24)

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

15415 Pocopson Creek Way, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Lugard A Osagie, dated October 28, 2005, and recorded in Liber 23842 at folio 004 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 21, 2010
AT 12:00 NOON

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

LOT NUMBERED FIFTEEN (15), IN BLOCK LETTERED "E", IN THE SUB-DIVISION KNOWN AS "PLAT OF CORRECTION, PLAT FIVE, MCK-
ENDREE 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 \$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, 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

98132 (6-3,6-10,6-17)

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

506 Peacock Drive, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Sherrill Dorsey, dated April 20, 2007, and recorded in Liber 27857, and re-recorded in 30518 at folio 009, and re-recorded at 563 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 21, 2010
AT 12:09 PM

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

LOT NUMBERED ONE HUNDRED FORTY-SIX (146) IN BLOCK LET-
TERED "B", IN THE SUBDIVISION KNOWN AS "PLAT 2, SECTION II,
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 \$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

98135 (6-3,6-10,6-17)

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

10901 Mary Digges Place, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Torrey A Tillman and Teloria R Tillman, dated November 30, 2000, and recorded in Liber 14275 at folio 291 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 21, 2010
AT 12:18 PM

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

LOT NUMBERED ONE HUNDRED NINE (109) AS SHOWN ON A PLAT
ENTITLED "PLAT SIX, MELWOOD 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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98138 (6-3,6-10,6-17)

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

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

14114 Bishop Claggett Court, Upper Marlboro, Maryland
20772

By virtue of the power and authority contained in a Deed of Trust from David White and Terri White, dated October 20, 2006, and recorded in Liber 26271 at folio 366 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 21, 2010
AT 12:12 PM

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

LOT 76, BLOCK "K", AS SHOWN ON A PLAT ENTITLED "PLAT THIRTY-
TWO (32), VILLAGES OF MARLBOROUGH, BISHOP'S REQUEST".

The property is improved by a dwelling.

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

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

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

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

98136 (6-3,6-10,6-17)

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

7729 Normandy Road, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Jodi Murphy-Butler, dated June 15, 2007, and recorded in Liber 28162 at folio 206 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 18, 2010
AT 12:06 PM

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

LOT NUMBERED THIRTY (30), IN BLOCK LETTERED "C", IN THE SUB-DIVISION KNOWN AS "SECTION 1, 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 \$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 AND AARON D. NEAL

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

98117 (6-3,6-10,6-17)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

1719 Quarter Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Genise W Cameron, dated July 18, 2006, and recorded in Liber 25664 re-recorded in 28445 at folio 766 re-recorded in 545 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 21, 2010
AT 12:15 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98137 (6-3,6-10,6-17)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

3602 52ND AVENUE
BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust from Jose Santo Escolero and Nenebah Adama Jalloh dated February 14, 2006 and recorded in Liber 24741, Folio 215 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$148,600.00, and an original interest rate of 9.675, 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 22, 2010 AT 11:00 AM**.

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

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

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

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

98160 (6-3,6-10,6-17)

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)

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

6709 REDFIELD AVENUE
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Veera Phillips dated May 10, 2004 and recorded in Liber 20572, Folio 168 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$128,000.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 22, 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 \$12,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

98161 (6-3,6-10,6-17)

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

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)

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

10619 CEDARWOOD LANE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Argachew G. Weyessa dated May 27, 2008 and recorded in Liber 30085, Folio 335 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$365,240.00, 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 22, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$42,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

98170 (6-3,6-10,6-17)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6205 GRENFELL LOOP
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Staci N. Tyler dated March 31, 2008 and recorded in Liber 29620, Folio 657 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$273,000.00, and an original interest rate of 5.250, 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 22, 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 \$28,500.00 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

98173 (6-3,6-10,6-17)

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

7965 RIGGS ROAD, UNIT 1
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Luis A. Guevara, Henry A. Guevara and Karla Merlos dated March 2, 2006 and recorded in Liber 24681, Folio 037 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$166,900.00, and an original interest rate of 7.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 22, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

98171 (6-3,6-10,6-17)

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

9304 LYNMONT DRIVE
ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust from Andrew Rozario, Robert Rozario and Aloysius Rozario dated September 30, 2004 and recorded in Liber 21033, Folio 63 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$249,600.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 22, 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 \$24,000.00 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

98174 (6-3,6-10,6-17)

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

1722 SYCAMORE HEIGHTS COURT, UNIT 66
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Ikechi Fred Okwara dated July 20, 2007 and recorded in Liber 29102, Folio 129 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$180,000.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 6, 2010 AT 11:00 AM**.

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

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

Terms of Sale: A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

98355 (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

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

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', ARAG-ONA 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

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
13338 Old Fort Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Karen A Keith, dated January 29, 1999, and recorded in Liber 12842 at folio 046 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 12:39 PM

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

LOT NO. 19, IN BLOCK LETTERED “K” AS SHOWN ON THE PLAT ENTITLED “LOTS 18 THRU 31, BLOCK K, FORT WASHINGTON 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 \$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, 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

98330 (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
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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LEGALS

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

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
611 Hampton Drive, Oxon Hill, Maryland 20745

By virtue of the power and authority contained in a Deed of Trust from Glenn Abraham, dated July 21, 2006, and recorded in Liber 25657 at folio 360 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 18, 2010
AT 12:09 PM

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED "J" IN THE SUBDIVISION KNOWN AS "GLASSMANOR".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.5% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN & LAURA H.G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98118 (6-3,6-10,6-17)

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

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
9111 Briarchip Street, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from Ademir B Desouza, dated May 11, 2006, and recorded in Liber 25121 at folio 033 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 18, 2010
AT 12:33 PM

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

LOT 60 IN A SUBDIVISION KNOWN AS "PLAT 1, SNOW HILL 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 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 9% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN & LAURA H.G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98125 (6-3,6-10,6-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

13305 Van Brady Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Marcelino Martinez, dated November 16, 2005, and recorded in Liber 24453 at folio 758 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 25, 2010
AT 12:18 PM

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

BEGINNING AT AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF VAN BRADY ROAD.

The property is improved by a dwelling.

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

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

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

98218 (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

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)

LEGALS

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

TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

6201 District Heights Parkway, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn T Drake, dated May 21, 2007, and recorded in Liber 28559 at folio 152 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

JUNE 18, 2010
AT 12:18 PM

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

LOT 22 AND 23 IN BLOCK 40, SIXTH DISTRICT IN THE SUBDIVISION KNOWN AS AND CALLED "DISTRICT HEIGHTS, SECTION TWO".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.25% per annum from date of sale to the date the funds are received in the office of the Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN & LAURA H.G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98121 (6-3,6-10,6-17)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as

11 Barberry Court, Upper Marlboro, Maryland 20774

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

JUNE 18, 2010
AT 12:57 PM

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

UNIT NUMBERED 40-6, AS SET FORTH IN KETTERING II CONDOMINIUM DECLARATION.

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

98180 (6-3,6-10,6-17)

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
98255 (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.
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
98246 (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
98254 (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)

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)

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
S10-108	Equipment with Operator Services for Disaster Response Operations "EXTENDED"	Pre-Bid Conference: Occurred Submission of Questions extended to: 7/1/10 at 12:00 noon Opens: 7/22/10 @ 3:00 p.m.	\$ 5.50
*S10-084	Landscaping Services – RESTRICTED TO CERTIFIED	Pre-Bid Conference: Occurred Opens: 6/22/10 @ 3:00 p.m.	\$ 5.50
Occurred	MBE's "EXTENDED"	Opens: 6/22/10 @ 3:00 p.m.	
C10-090	Roll Off Containers "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/18/10 @ 3:00 p.m.	\$ 5.50
OCS 09-0013	Combustible Gas/ Methane Detection System "EXTENDED"	Pre-Bid Conference & Site Visit: 7/8/10 @10:00 a.m. Opens: 7/22/10 @ 3:00 P.M.	\$55.00

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

98345

(6-17)

LEGALS

PRINCE GEORGE'S COUNTY, MARYLAND

WAGE DETERMINATION BOARD

1400 McCormick Drive, Suite 351, Largo, Maryland 20774

(301) 883-6255

PREVAILING HIGHWAY CONSTRUCTION WAGE RATES

On June 3, 2010 the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers and apprentices employed on Prince George's County highway construction projects bid during the period from June 16, 2010 through December 15, 2010.

Workers and apprentices employed by contractors and subcontractors in the execution of any contract for highway construction projects are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Sections 2-247 through 2-253.5 inclusive.

Payments	Basic Hourly Rates	Fringe Benefits
Bricklayer	\$ 17.35	\$ 3.00
Bridge Painter	27.87	7.36
Carpenter	21.28	2.50
Cement Mason	22.33	2.50
Electrician	37.60	11.85
Ironworker:		
Reinforce	24.50	13.87
Structural	24.69	8.69
Laborer	18.98	5.44
Piledriver	21.47	5.84
Screedman/Raker	12.00	0.00
Truck Driver:		
Dump Truck	15.76	0.00
Tractor Trailer	18.89	7.12
Welder	Receives Rate for Craft Involved	
Power Equipment Operators:		
Asphalt Distributor, Liquid	18.45	5.75
Asphalt Raker	10.00	0.00
Backhoe	17.46	5.75
Bobcat	15.51	0.00
Boom Truck	23.00	1.78
Bulldozer	24.25	6.00
Crane	25.74	4.87
Gradall	24.00	4.75
Grader	23.15	1.78
Loader	25.74	2.50
Mechanic	32.08	2.50
Milling Machine	20.80	5.75
Oiler	19.50	1.78
Paver	20.05	5.75
Roller, Base	17.84	5.74
Roller, Finish	19.00	2.50
Scraper	19.25	3.97

98341

(6-17)

PRINCE GEORGE'S COUNTY, MARYLAND

WAGE DETERMINATION BOARD

1400 McCormick Drive, Suite 351, Largo, Maryland 20774

(301) 883-6255

PREVAILING BUILDING CONSTRUCTION WAGE RATES

On June 3, 2010, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works building construction projects bid during the period from June 16, 2010 through December 15, 2010.

Workers employed by contractors and subcontracts in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Sections 2-247 through 2-253.5 inclusive.

Payments	Basic Hourly Rates	Fringe Benefits
Asbestos Worker	\$ 30.43	\$ 14.79
Firestopper	19.85	3.15
Boilermaker	36.31	15.06
Bricklayer	26.70	7.43
Mason Tender	14.65	4.86
Carpenter	26.38	7.06
Caulker	20.30	4.80
Cement Mason	27.15	7.99
Communication Technician	23.15	7.50
Electrician	37.56	12.28
Elevator Construction Mechanic	35.07	16.29
Fireproofeer: Handler	11.50	3.89
Mixer/Pumper	14.00	3.89
Sprayer	19.00	3.89
Glazier	27.84	7.51
Ironworker: Structural	27.83	12.95
Reinforcing	25.20	14.58
Laborer	18.81	5.20
Millwright	29.39	6.45
Painter	25.32	8.37
Drywall Finisher	24.31	7.61
Piledriver	24.48	7.83
Plasterer	27.00	5.82
Plumber	37.67	14.82
Roofer	25.80	8.26
Sheetmetal Worker	34.04	12.85
Soft Floor Layer	21.38	4.75
Sprinklerfitter	28.35	13.40
Steamfitter	36.87	15.47
Stone Mason	29.87	11.05
Terrazzo Worker, Marble & Tile	25.29	9.64
Terrazzo Finisher, Marble & Tile	20.48	8.49
Truck Driver	29.90	0.00
Welder	Receives Rate for Craft Involved	
Power Equipment Operators:		
Backhoe	23.00	6.00
Bulldozer	22.10	6.10
Concrete Pump	19.48	9.59
Crane (Tower Crane/Boom Truck)	31.59	8.65
Drill Rig	28.74	7.74
Fork Lift	21.07	4.86
Gradall	25.00	6.00
Loader	22.10	6.23
Mechanic	28.28	7.74
Roller	19.00	6.00
Scraper	22.10	5.12

98342

(6-17)

NOTICE

IN THE MATTER OF:
DENEATRIC NECHELL JENKINS

FOR THE CHANGE OF NAME TO:
NECHELL ALLEENNA JENKINS

In the Circuit Court for Prince George's County, Maryland

Case No. CAE 10-10610

A Petition has been filed to change the name of DENEATRIC NECHELL JENKINS to NECHELL ALLEENNA JENKINS.

The latest day by which an objection to the Petition may be filed is July 26, 2010.

Peggy Magee

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

98300

(6-17)

NOTICE

IN THE MATTER OF:
CHRISTOPHER ISAAH RUIZ

FOR THE CHANGE OF NAME TO:
CHRISTOPHER ISAAH RUIZ-CRISS

In the Circuit Court for Prince George's County, Maryland

Case No. CAE 10-13131

A Petition has been filed to change the name of CHRISTOPHER ISAAH RUIZ to CHRISTOPHER ISAAH RUIZ-CRISS.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee

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

98299

(6-17)

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.

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)

MECHANIC'S LIEN SALE

JUNE 25, 2010

AT 10:00 A.M.

J & M Auto
5921 Arbor Street
Hyattsville, MD 20781

2005 SATURN

VIN #: 1G8AJ52F65Z105042

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.

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)

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)

NOTICE

IN THE MATTER OF:
ANTOINE W DICKENS

FOR THE CHANGE OF NAME TO:
ANTOINE WESLEY WADE

In the Circuit Court for Prince George's County, Maryland

Case No. CAE 10-16212

A Petition has been filed to change the name of ANTOINE W DICKENS to ANTOINE WESLEY WADE.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee

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

98295

(6-17)

NOTICE

IN THE MATTER OF:
VIOLET ALMENA BROWN

FOR THE CHANGE OF NAME TO:
VIOLET ALMENA BROWN ADEGUNWA

In the Circuit Court for Prince George's County, Maryland

Case No. CAE 10-12519

A Petition has been filed to change the name of VIOLET ALMENA BROWN to VIOLET ALMENA BROWN ADEGUNWA.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee

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

98298

(6-17)

LEGALS

NOTICE

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

Plaintiffs

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

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
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady,
Substitute Trustees

Plaintiffs

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

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

Plaintiffs

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

Substitute Trustees,
Plaintiffs

v.

Susan Denise Hatef
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)

NOTICE

IN THE MATTER OF:
LANAE NICHOLE STEPHENSON

FOR THE CHANGE OF NAME TO:
LANAE NICHOLE STOKES

In the Circuit Court for Prince George's County, Maryland

Case No. CAE 10-16941

A Petition has been filed to change the name of LANAE NICHOLE STEPHENSON to LANAE NICHOLE STOKES.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee

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

98304

(6-17)

NOTICE

IN THE MATTER OF:
VIOLET ALMENA BROWN

FOR THE CHANGE OF NAME TO:
VIOLET ALMENA BROWN ADEGUNWA

In the Circuit Court for Prince George's County, Maryland

Case No. CAE 10-12519

A Petition has been filed to change the name of VIOLET ALMENA BROWN to VIOLET ALMENA BROWN ADEGUNWA.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee

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

98298

(6-17)

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

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)

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.

William L. Mayo
Katrina A. Mayo
4208 Shell Street
Capitol Heights, MD 20743

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-05040**

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 \$213,967.61. The property sold herein is known as 4208 Shell Street, Capitol Heights, MD 20743.

PEGGY MAGEE

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

True Copy—Test:
Peggy Magee, Clerk

98283 (6-17,6-24,7-1)

NOTICE

IN THE MATTER OF:
ABISOLA ADEYALE

FOR THE CHANGE OF
NAME TO:
ABISOLA DEBORAH ADEYALE

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-16654**

A Petition has been filed to change the name of ABISOLA ADEYALE to ABISOLA DEBORAH ADEYALE.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee

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

98302 (6-17)

NOTICE

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

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)

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.

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)

NOTICE

IN THE MATTER OF:
YAO KOWOUI

FOR THE CHANGE OF
NAME TO:
KURTIS YAO MENSAH

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-16896**

A Petition has been filed to change the name of YAO KOWOUI to KURTIS YAO MENSAH.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee

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

98303 (6-17)

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
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)

NOTICE

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

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

IN THE MATTER OF:
STELLA DELENDIA JONES

FOR THE CHANGE OF
NAME TO:
LINDA JONES

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-16642**

A Petition has been filed to change the name of STELLA DELENDIA JONES to LINDA JONES.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee

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

98301 (6-17)

NOTICE

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

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

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

Plaintiffs

v.

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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE HAWKINS

Notice is given that Mary Hawkins whose address is 7105 E. Ridge Drive, Hyattsville, MD 20785, was on May 27, 2010 appointed personal representative of the small estate of George Hawkins, who died on February 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 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.

MARY HAWKINS
Personal Representative

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

Estate No. 84726

98353 (6-17)

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.

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)

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 Wolfree 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

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

Defendants

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)

NOTICE

IN THE MATTER OF:
HERB ATONY SMITH

FOR THE CHANGE OF
NAME TO:
ANTHONY SMITH

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-16220

A Petition has been filed to
change the name of HERB ATONY
SMITH to ANTHONY SMITH.

The latest day by which an objec-
tion to the Petition may be filed is
July 19, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98294 (6-17)

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.

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-
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,

LEGALS

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.

Adelphi Recreation, Inc.
TIM, Inc., Trustee
Bank of America, N.A.

9440 RIGGS ROAD

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:

9440 Riggs Road, Hyattsville,
Maryland, 20783, Twenty First
(21st) Election District, described as
follows:
4.1700 Acres. & Imps

In the Circuit Court for
Prince George's County,
Maryland
CAE 10-17076

The object of this proceeding is to
secure the foreclosure of all rights
of redemption in the following
property 9440 Riggs Road,
Hyattsville, Maryland, 20783 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:

4.1700 Acres. & Imps

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 9440
Riggs Road, Hyattsville, Maryland,
20783 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
98314 (6-17,6-24,7-1)

The Prince
George's Post
Newspaper

Call
(301) 627-0900
or
Fax
(301) 627-6260

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on 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# 1GCCS1443SK192421
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 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# JN1HZ14S0GX144355
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# CDRD5044I889
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

Plaintiffs

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

Plaintiff

v.

Bread and Buttet Too, LLC
Gary R. Aldridge
Bonnie J. Aldridge
Nationbank 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)

LEGALS

NOTICE

IN THE MATTER OF:
MIRA ETHEL NGOWO

FOR THE CHANGE OF NAME TO:
ETHEL MIRA NGOWO ELAD

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-16494

A Petition has been filed to change the name of MIRA ETHEL NGOWO to ETHEL MIRA NGOWO ELAD.

The latest day by which an objection to the Petition may be filed is July 19, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
98297 (6-17)

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

LEGALS

MEETING NOTICE

The regular meeting of the Institutional Board of Directors of Laurel Regional Hospital will be held on Tuesday, June 22, 2010 at 7:30 a.m. in the Elaine Levin Boardroom. All members are requested to attend. Meetings are held in open session except when specified.

98317 (6-17)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5007 STEWART COURT
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Jeffrey Scarcia dated March 15, 2005 and recorded in Liber 22094, Folio 171 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,950.00, and an original interest rate of 5.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 6, 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 \$27,500.00 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

98344 (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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15210 EMORY COURT
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Yolanda R. Oliver dated January 10, 2005 and recorded in Liber 21347, Folio 193 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 4.812, 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 6, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

98318 (6-17,6-24,7-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10603 BAILEY DRIVE
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from John Tolson dated March 18, 2006 and recorded in Liber 27788, Folio 144 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$380,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 6, 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 \$46,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

98319 (6-17,6-24,7-1)

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