

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.
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

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

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)

NOTICE

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

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:
JOHNNY REE MOORE JR

FOR THE CHANGE OF
NAME TO:
JHAHBRIEL CKYREE-ELAH
MOORE SR

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-13693**

A Petition has been filed to change the name of JOHNNY REE MOORE JR to JHAHBRIEL CKYREE-ELAH MOORE JR.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98193 (6-10)

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
Plaintiffs

vs.
Jose Santiago Martinez Gonsalez
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
Plaintiffs

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)

NOTICE

IN THE MATTER OF:
ANDRE BERRY
TABIA ASHANTI BERRY

FOR THE CHANGE OF
NAME TO:
ANDRE MUHAMMAD
TABIA ASHANTI MUHAMMAD

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-13433**

A Petition has been filed to change the name of ANDRE BERRY to ANDRE MUHAMMAD and TABIA ASHANTI BERRY to TABIA ASHANTI MUHAMMAD.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98187 (6-10)

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
Substitute Trustees
Plaintiffs

vs.
Jose Luis Velasquez AKA Jose
Velasquez AKA Jose Luis
Velezquez
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)

**PRINCE GEORGE'S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS**

Notice of Public Hearing

Applications for the following alcoholic beverage licenses authorized by the General Assembly will be accepted by the Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland July 29, 2010 and will be heard on September 28, 2010. Those licenses are:

Class B, Beer and Wine – 17 DW 23

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

**Pursuant to Section 9-217 - Licenses approved for issuance or transfer after October 1, 1996 must permanently waive the Off Sale privilege of the license.

All applications, for new and transfer of licenses, must be completely executed when they are submitted in order to be scheduled for the Hearing on Tuesday, September 28, 2010 @ 10:00 a.m., 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

Public Hearings are also scheduled for August 4, 2010 and August 11, 2010 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)
FRANKLIN D. JACKSON, Chairman
SHAIHI MWALIMU, Vice Chairman
ARMANDO CAMACHO, Commissioner
EARL J. HOWARD, Commissioner
DAVID DAESOK SON, Commissioner

Attest:
Diane M. Bryant
Administrative Assistant
May 1, 2010
98179 (6-3,6-10)

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

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)

**PRINCE GEORGE'S COUNTY
GOVERNMENT
Board of License
Commissioners**

(Liquor Control Board)

JUNE 22, 2010

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

TRANSFER

Yufeng Zhang, President, Ming Xing Zhang, Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of House of Chang III, Inc., t/a House of Chang III, 64 Watkins Park Drive, Upper Marlboro, 20774 transfer from House of Chang III, Inc., t/a House of Chang III, 64 Watkins Park Drive, Upper Marlboro, 20774, Tsz Lam Chang, President, Mei Jim Yen Chang, Vice President, deceased, Jin Q. Chang, Secretary/ Treasurer.

Dong Ki Kim, President, Byong Kuk Sol, Treasurer for a Class B (BLX), Beer, Wine and Liquor License for the use of YS Enterprises, Inc., t/a Galaxy Sports Bar & Grill, 2031-B University Blvd., Hyattsville, 20783 transfer from Y.S. Enterprises, Inc., t/a Galaxy Sports Restaurant, 2031-B University Blvd., Langley Park, 20783, Young Seung Yoon, President, Suk Am Chang, Secretary.

Dennis L. Lavalle, Owner and Ella J. Langley, Owner for a Class D, Beer License for the use of t/a Denny's, 15800 Brandywine Road, Brandywine, 20613 transfer from t/a Lena's Grocery, 15800 Brandywine Road, Brandywine, 20613, Samuel J. Summers, Jr., Owner, Carol L. Summers, Owner.

NEW

Frank Falesto, Member for a Class B (BLX), Beer, Wine and Liquor License for the use of Public Irish Club, LLC, t/a Harringtons Pub & Kitchen, 177 Fleet Street, National Harbor, 20745.

Yolanda Navarrete, Owner for a Class D, Beer and Wine for the use

of t/a Leyla's Café, 5607 Sergeant Road, Hyattsville, 20782.

A hearing on the above applications will be held at the County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, **10:00 a.m., Tuesday, June 22, 2010**, at which time anyone wishing to testify either for or against the application may attend the hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

Public Hearings are also scheduled for July 7, 2010 and July 14, 2010 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)
FRANKLIN D. JACKSON, Chairman
SHAIHI MWALIMU, Vice Chairman
ARMANDO CAMACHO, Commissioner
EARL J. HOWARD, Commissioner
DAVID DAESOK SON,
Commissioner

Attest:
Diane M. Bryant
Administrative Assistant
May 4, 2010
98178 (6-3,6-10)

**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 21st, 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# 4654B 1987 Chriscraft 42FT Boat
HIN# CCNYB206F687
MD# 5956D
Pasadena Yacht Yard
8631 Ft. Smallwood Road
Pasadena

Lot#4629B, 1942 Fitzgerald Boat 30'
MD#0262AL
Tall Timbers Marina
18521 Herring Creek Rd
Tall Timbers

Lot#4680, 1995 Chevrolet S-10
Vin# 1GCCS1443SK192421
L&L Towing & Auto Service
15230 Prince Frederick Rd
Hugesville

Lot#4684, 1988 Ford F150
Vin# 1FTEF14N0JNB17386
L&L Towing & Auto Service
15230 Prince Frederick Rd
Hugesville

Lot#4700, 2005 Chrysler Pacifica
Vin# 2C4GM68495R447677
J-Tech Transmissions
7903 Branch Ave Unit E&F
Clinton

Lot#4764, 2000 Ford Taurus
Vin# 1FAFP53U9YA102412
Racetrack Auto & Marine
10834 Ocean Gateway
Berlin

Lot#4845, 2001 Nissan Maxima
Vin# JN1CA31D81T802828
Jovic Auto Service
1510 Whitelock St
Baltimore

Lot#4846, 2000 Nissan Maxima
Vin# JN1CA31A0YT011497
Jovic Auto Service
1510 Whitelock St
Baltimore

Lot#4848, 1995 Cadillac Deville
Vin# 1G6KF52Y3SU257868
Complete Auto Center
5323-A Reisterstown Rd
Baltimore

Lot#4850, 2006 Chrysler Town & Country
Vin# 2A4GP44R96R604164
Auto & Truck Service
4608 Ingham St
Bladensburg

Lot#4851, 1994 Mercury Grand Marquis
Vin# 2MELM75W2RX652087
Parker Towing & Service
751 Annapolis Neck Rd
Annapolis

Lot#4853, 2003 Dodge Durango
Vin# 1D4HS48N73F586012
Salisbury Transmissions
136 Clemwood St
Salisbury

Lot#4854, 2004 Dodge Ram p/up
Vin# 3D7HA16H14G278044
Kelly's Collision
136 Clemwood St
Salisbury

Lot#4855, 1999 Dodge Intrepid
Vin# 2B3HD46R5XH547941
Majette Enterprises Inc t/a
A&L Service Center
519 Burton St
Salisbury

Lot#4856, 2002 Ford Explorer
Vin# 1FMZU74W92UA33847
Auto Medic Towing & Repair
703 South Camden
Fruitland

**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

**MECHANIC'S LIEN
PUBLIC AUCTION SALE**

In accordance and by virtue of Commercial Law, Sections 16-202, 16-203 and 16-207, of the Maryland Annotated Code. The under signed Garage Keepers (lienor) will sell the following vehicles at public auction for storage, repairs, and other lawful charges at the below listed locations at 10:00 A.M. on June 18th, 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. 2009 Chevrolet, 4 Door,
VIN # 3GNCA13B39S608816

2. 2000 Nissan, 4 Door,
VIN # JN1CA31D5YT510421

Ameri Benz Auto Service, LLC,
4507 Upshur Street, Bladensburg,
MD 20710

1. 2003 Toyota, 4 Door,
VIN # JTEHF21A630124763

The 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.

98181 (6-3,6-10)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore

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, WASH-ER/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

**TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

**Improved by premises known as
2603 Millvale Ave, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Hilario Ventura and Francisca Miguel Ventura, dated September 20, 2006, and recorded in Liber 26448 at folio 322 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 14, 2010
AT 12:15 PM**

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

LOT NUMBERED THIRTY-EIGHT (38), IN BLOCK LETTERED AND NUMBERED "E-1" IN THE SUBDIVISION KNOWN AS "SECTION THREE, NORTH FORESTVILLE".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the 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 8.5% 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 AND LAURA H. G. O'SULLIVAN
Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98057 (5-27,6-3,6-10)

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 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 \$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)

NOTICE

IN THE MATTER OF:
**BRIDGETTE JEWEL DAVIS
MILES**

FOR THE CHANGE OF
NAME TO:
BRIDGETTE JEWEL DAVIS

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-15225**

A Petition has been filed to change the name of BRIDGETTE JEWEL DAVIS MILES to BRIDGETTE JEWEL DAVIS.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98183 (6-10)

NOTICE

IN THE MATTER OF:
**TERRANCE ORLANDO DAVIS
JR**

FOR THE CHANGE OF
NAME TO:
WILLIAM ANTHONY PETERS

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-15700**

A Petition has been filed to change the name of TERRANCE ORLANDO DAVIS JR to WILLIAM ANTHONY PETERS.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland
98184 (6-10)

MECHANIC'S LIEN**PUBLIC AUCTION SALE**

In accordance and by virtue of Commercial Law, Sections 16-202, 16-203 and 16-207, of the Maryland Annotated Code. The under signed Garage Keepers (lienor) will sell the following vehicles at public auction for storage, repairs, and other lawful charges at the below listed locations at 10:00 A.M. on 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 # JN1CA31D5Y7510421

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 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 CONDOMINIUM".

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$7,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
3901 Triton Court, Temple Hills, Maryland 20748

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

JUNE 28, 2010
AT 12:09 PM

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

LOT NUMBERED TWENTY-SEVEN (27) IN BLOCK LETTERED N, IN THE SUBDIVISION KNOWN AS "MARLOW HEIGHTS".

The property is improved by a dwelling.

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
7608 24th Avenue, Hyattsville, Maryland 20783

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

JUNE 28, 2010
AT 12:12 PM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7411 WILHELM DRIVE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Maribel F. Murray dated November 28, 2007 and recorded in Liber 29029, Folio 710 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,500.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 29, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

16402 VILLAGE DRIVE, W
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Marion N. Harris and Leroy Harris dated February 20, 2007 and recorded in Liber 27499, Folio 24 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$243,000.00, and an original interest rate of 6.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 29, 2010 AT 11:00 AM.**

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

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

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3011 PARKLAND DRIVE
FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust from James M. Howard, Jr. dated March 22, 2007 and recorded in Liber 27590, Folio 442 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,152.72, and an original interest rate of 8.040, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 29, 2010 AT 11:00 AM.**

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

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

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

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

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

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

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

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

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

**Improved by premises known as
7707 Michele Drive, Hyattsville, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Darnetta F Jackson and Daniel T Jackson, dated December 1, 2004, and recorded in Liber 21196 at folio 344 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 25, 2010
AT 12:00 NOON**

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 12.99% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

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

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

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

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

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

**JUNE 25, 2010
AT 12:15 PM**

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

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

The property is improved by a dwelling.

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

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

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

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

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

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

Improved by premises known as

10600 North Keys Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Charles F. Hicks Jr., dated November 24, 2004, and recorded in Liber 21163, and re-recorded in 31507 at folio 135, and re-recorded at 168 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 25, 2010
AT 12:03 PM**

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

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

The property is improved by a dwelling.

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

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

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

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

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

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

Improved by premises known as

2215 Gaylord Drive, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Jean A. Jackson, dated August 10, 2006, and recorded in Liber 26224 at folio 220 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 25, 2010
AT 12:09 PM**

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

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

The property is improved by a dwelling.

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

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

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

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

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

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

Improved by premises known as

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 GEORGE'S 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 SUBDIVISION KNOWN AS "PLAT OF CORRECTION, PLAT FIVE, MCKENDREE 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 LETTERED "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

12503 Tobias Court, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from JAMES CLEMONS, TRACEY CLEMONS, James T Clemons and Tracey M Clemons, dated September 13, 2005, and recorded in Liber 23588 at folio 369 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 21, 2010
AT 12:03 PM**

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

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

The property is improved by a dwelling.

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

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

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

98133 (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

9601 Prince William Drive, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Andrea Dixon and Lucius Dixon, dated August 16, 2006, and recorded in Liber 27320 at folio 728 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 12:06 PM**

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

LOT NUMBERED SEVENTY-SIX (76), IN BLOCK LETTERED "D", IN THE SUBDIVISION KNOWN AS "CHELTENHAM".

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 \$62,000.00 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

98134 (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 Denise 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 MARYLAND, LOT NUMBERED TWENTY-FOUR (24), TWENTY-FIVE (25) AND TWENTY-SIX (26), IN THE BLOCK NUMBERED NINE (9), IN THE SUBDIVISION KNOWN AS "SPAULDING HEIGHTS".

The property is improved by a dwelling.

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

9006 Larkwood Avenue, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Wilma J Brown, dated June 20, 2007, and recorded in Liber 28291 at folio 094 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 21, 2010
AT 12:21 PM**

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

LOT NUMBERED NINE (9) IN BLOCK LETTERED "E", IN THE SUBDIVISION KNOWN AS "SECTION 2, PINEHURST 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 \$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

98139 (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

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)

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 SUBDIVISION 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)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

5503 Noble Effort Court, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Olusegun Adekunle Okegbenro, dated September 13, 2006, and recorded in Liber 26006 at folio 733 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 12:12 PM**

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

LOT NUMBERED FORTY-TWO (42) IN BLOCK LETTERED "E", IN THE SUBDIVISION KNOWN AS "PLAT THIRTEEN, LOTS 8-18, LOTS 38-43 AND LOTS 47-51, BLOCK 'E', WESTWOOD".

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 \$81,000.00 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

98119 (6-3-6-10,6-17)

THE PRINCE GEORGE'S POST

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

LEGALS

ORDER OF PUBLICATION

KETAN PATEL
9806 Washington Blvd. North
Laurel, MD 20723-1930

Plaintiff

v.

HENRY C. PAYNE, JR.
7811 Ferry Avenue
Clinton, MD 20735

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 properties situate, lying and being in the TENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

In the Circuit Court for Prince George's County, Maryland CAE 10-14779

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing properties described below 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 necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 25th day of May, 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 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the aforesaid properties 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
98027 (5-27,6-3,6-10)

ORDER OF PUBLICATION

MOHAMAD AL-SHALABI
C/o A. Stephen Conte
600 Jefferson Ave., Suite 350
Rockville, Maryland 20852-1150

Plaintiff

vs.

Phillips C Rogers, and Marie M.E. Rogers, and Prince George's County, Maryland, and Serve: David S. Whitacre
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Defendants

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, described as: Lot 7, Block 9, 8,345 Sq. Ft. Rogers Heights Block 9 District 02 of Prince George's County, further described as follows: Account No. 0154815 Assmt \$16,876 Lib 07266 Fl 649 address of Emerson St., Hyattsville, MD 20781

In the Circuit Court for Prince George's County, Maryland CAE 10-15105

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

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

It is thereupon this 25th day of May, 2010, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 18th day of June, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 27th day of July, 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 free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being 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
98029 (5-27,6-3,6-10)

ORDER OF PUBLICATION

KETAN PATEL
9806 Washington Blvd. North
Laurel, MD 20723-1930

Plaintiff

v.

WARREN R. MARTON, JR. BILLE J. MARTIN
335 Talbott Avenue
Laurel, MD 20707

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 properties situate, lying and being in the TENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint

In the Circuit Court for Prince George's County, Maryland CAE 10-14780

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing properties described below 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 necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 25th day of May, 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 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the aforesaid properties 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
98028 (5-27,6-3,6-10)

ORDER OF PUBLICATION

MOHAMAD AL-SHALABI
c/o A. Stephen Conte
600 Jefferson Ave., Suite 350
Rockville, Maryland 20852-1150

Plaintiff

vs.

NATHAN METZ
9736 E COCHISE DR
SCOTTSDALE, AZ 85258-4753

Defendants

And

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

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Lots 1,2,3 6,674 Sq. Ft. Bradbury Heights Block 21 District 06 of Prince George's County, further described as follows: Account No. 054230-8 Assmt \$8,392 Lib 02675 Fl 134 Street address of 4600 Bennett Ave. Suitland, Maryland 20746

In the Circuit Court for Prince George's County, Maryland CAE 10-15106

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

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

It is thereupon this 25th day of May, 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 18th day of June, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 27th day of July, 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 free and clear of all encumbrances.

LEGALS

Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Peggy Magee, Clerk
98030 (5-27,6-3,6-10)

ORDER OF PUBLICATION

MOHAMAD AL-SHALABI
c/o A. Stephen Conte
600 Jefferson Ave., Suite 350
Rockville, Maryland 20852-1150

Plaintiff

vs.

GOSPEL ASSEMBLY CHURCH
1217 FOREST GLEN ROAD
SILVER SPRING, MD 20901

Defendants

Serve On:
Resident Agent:
NOISEN RAPHAEL
1217 FOREST GLEN ROAD
SILVER SPRING, MD 20901

And

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

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate in Blk. H, Lot 6; 25,000 Sq. Ft. and Imps., District 19 of Prince George's County, further described as follows:

Account No. 2129385 Assmt \$62,100 Liber 20708 Folio 291 Street address of 6714 1st Street, Riverdale, MD 20737

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15107

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the 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 25th day of May, 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 18th day of June, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 27th day of July, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Peggy Magee, Clerk
98031 (5-27,6-3,6-10)

ORDER OF PUBLICATION

MOHAMAD AL-SHALABI
c/o A. Stephen Conte
600 Jefferson Ave., Suite 350
Rockville, Maryland 20852-1150

Plaintiff

vs.

GOSPEL ASSEMBLY CHURCH
1217 FOREST GLEN ROAD
SILVER SPRING, MD 20901

Defendants

Serve On:
Resident Agent:
NOISEN RAPHAEL
1217 FOREST GLEN ROAD
SILVER SPRING, MD 20901

And

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

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premis-

es situate in Blk. H, Lot 7; 25,000 Sq. Ft. and Imps., District 19 of Prince George's County, further described as follows:
Account No. 3307428 Assmt \$62,100 Liber 20708 Folio 291 Street address of 6716 1st Street, Riverdale, MD 20737

In the Circuit Court for Prince George's County, Maryland CAE 10-15108

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

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the 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 25th day of May, 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 18th day of June, 2010, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 27th day of July, 2010, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Peggy Magee, Clerk
98032 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807024

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive, Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.

Uy Thien Hoang, Aryn L. Younger,
Prince George's County, Maryland

Defendants

And

All other persons having or claiming to have an interest in 2010 EAST MARSHALL PL, LANDOVER, MD 20785,

Lots 22.23
5,000.0000 Sq. Ft. & Imps. East Columbia Blk M
Acct No.: 137899-1
Liber: 27774
Folio: 632
Assmt: \$168,600
Ass'd to: Uy Thien Hoang and Aryn L. Younger

In the Circuit Court for Prince George's County, Maryland CAE 10-15036

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

2010 EAST MARSHALL PL, LANDOVER, MD 20785

Lots 22.23
5,000.0000 Sq. Ft. & Imps. East Columbia Blk M
Acct No.: 137899-1
Liber: 27774
Folio: 632
Assmt: \$168,600
Ass'd to: Uy Thien Hoang and Aryn L. Younger

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
98033 (5-27,6-3,6-10)

LEGALS

Mooring Tax Asset Group, LLC
Certificate No.: 719494

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive, Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.

Leemoy M. Walker,
Prince George's County, Maryland

Defendants

And

All other persons having or claiming to have an interest in 3103 GOOD HOPE AVE, TEMPLE HILLS, MD 20748,

Unit S-402
1,332.3700 Sq. Ft. & Imps. Lynnhill
Acct No.: 061287-9
Liber: 16192
Folio: 039
Assmt: \$70,666
Ass'd to: Leemoy M. Walker

In the Circuit Court for Prince George's County, Maryland CAE 10-15037

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

3103 GOOD HOPE AVE, TEMPLE HILLS, MD 20748

Unit S-402
1,332.3700 Sq. Ft. & Imps. Lynnhill
Acct No.: 061287-9
Liber: 16192
Folio: 039
Assmt: \$70,666
Ass'd to: Leemoy M. Walker

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

Mooring Tax Asset Group, LLC
Certificate No.: 807035

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive, Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.

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

True Copy—Test:
Peggy Magee, Clerk
98034 (5-27,6-3,6-10)

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive, Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.

Gerrick Hill, Diedre M. Hill,
Metropolitan Mortgage Fund, Inc., Lender,
Robert L. Fitton, Trustee,
NLRB Federal Credit Union, Lender,
Richard J. Abbondanza, Trustee,
Henry C. Clarke, Trustee,
Prince George's County, Maryland

Defendants

And

All other persons having or claiming to have an interest in 4116 CLARK ST, CAPITOL HEIGHTS, MD 20743,

5,750.0000 Sq. Ft. & Imps. Cedar Valley
Lot 24 Blk C
Acct No.: 051543-7
Liber: 07453
Folio: 798
Assmt: \$210,020
Ass'd to: Gerrick & Diedre M. Hill

In the Circuit Court for Prince George's County, Maryland CAE 10-15038

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

4116 CLARK ST, CAPITOL HEIGHTS, MD 20743

5,750.0000 Sq. Ft. & Imps. Cedar Valley
Lot 24 Blk C
Acct No.: 051543-7
Liber: 07453
Folio: 798
Assmt: \$210,020
Ass'd to: Gerrick & Diedre M. Hill

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Peggy Magee, Clerk
98035 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807033

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive, Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.

Wash Raymond Green,
Navy Federal Credit Union, Lender,
Unknown
Personal Representatives, heirs, devisees, and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title, and interest of Rita V. Hellwig, Deceased,
Unknown
Personal Representatives, heirs, devisees, and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title, and interest of John A. Hellwig, Deceased,
Brian Lee McDonnell, Trustee,
Robert P. Strassheim, Trustee,
Jerome Anthony Kuta, Trustee,
Prince George's County, Maryland

Defendants

And

All other persons having or claiming to have an interest in 5706 SPRUCE DR, CLINTON, MD 20735,

12,521.0000 Sq. Ft. & Imps. Ramblewood Village Lot 21 Blk B
Acct No.: 088895-8
Liber: 07702
Folio: 895
Assmt: \$179,220
Ass'd to: Wash R. Green

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15039

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

5706 SPRUCE DR, CLINTON, MD 20735

12,521.0000 Sq. Ft. & Imps. Ramblewood Village Lot 21 Blk B
Acct No.: 088895-8
Liber: 07702
Folio: 895
Assmt: \$179,220
Ass'd to: Wash R. Green

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15039

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

5706 SPRUCE DR, CLINTON, MD 20735

12,521.0000 Sq. Ft. & Imps. Ramblewood Village Lot 21 Blk B
Acct No.: 088895-8
Liber: 07702
Folio: 895
Assmt: \$179,220
Ass'd to: Wash R. Green

Defendants

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (

LEGALS

Mooring Tax Asset Group, LLC
Certificate No.: 807032

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

Louanna White Hamm,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 825 THURMAN AVE, HYATTSVILLE, MD 20783,

Lot 8 Ex Tri At Nw cor Eq 228 Sqft 5,961.0000 Sq. Ft. & Imps. Chillum Terrace Blk N
Acct No.: 189038-3
Liber: 12655
Folio: 247
Assmt: \$226,206
Ass'd to: Louanna W. Hamm, Trustee, et. al.

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15040

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

825 THURMAN AVE, HYATTSVILLE, MD 20783

Lot 8 Ex Tri At Nw cor Eq 228 Sqft 5,961.0000 Sq. Ft. & Imps. Chillum Terrace Blk N
Acct No.: 189038-3
Liber: 12655
Folio: 247
Assmt: \$226,206
Ass'd to: Louanna W. Hamm, Trustee, et. al.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98037 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807031

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

George P. Givan, Testamentary, Trustee,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 4122 BYERS ST, CAPITOL HEIGHTS, MD 20743,

S Pt Lot 41 & Pt 42 43 Brdbry Hgts & Pt Nonesuch Q 4000 Sf Blk 12 4,000.000 Sq. Ft. & Imps. Boulevard Heights Lot 12
Acct No.: 058562-0
Liber: 06671
Folio: 124
Assmt: \$140,116
Ass'd to: George P. Givan

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15041

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

4122 BYERS ST, CAPITOL HEIGHTS, MD 20743

S Pt Lot 41 & Pt 42 43 Brdbry Hgts & Pt Nonesuch Q 4000 Sf Blk 12 4,000.000 Sq. Ft. & Imps. Boulevard Heights Lot 12
Acct No.: 058562-0
Liber: 06671
Folio: 124
Assmt: \$140,116
Ass'd to: George P. Givan

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing

ing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98038 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807028

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

Alond Jean-Pierra a/k/a Almond Jean-Pierre,
Capitol One, Lender,
Miguel D. Coello, Trustee,
Gerald L. Sacks, Trustee,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 11 BALMORAL DR, OXON HILL, MD 20745,

25,142.0000 Sq. Ft. & Imps. North Potomac View Lot 12 Blk A
Acct No.: 120338-9
Liber: 26172
Folio: 364
Assmt: \$242,046
Ass'd to: Almond Jean-Pierre

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15042

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

11 BALMORAL DR, OXON HILL, MD 20745

25,142.0000 Sq. Ft. & Imps. North Potomac View Lot 12 Blk A
Acct No.: 120338-9
Liber: 26172
Folio: 364
Assmt: \$242,046
Ass'd to: Almond Jean-Pierre

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98039 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807025

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

Unknown Personal Representatives, heirs, devisees, and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title, and interest of Kathleen Hoard, Deceased,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 7925 MANDAN RD, GREENBELT, MD 20770,

Phase Iii Unit 660 Apt T3 (res N Per Owner) 2,744.3500 Sq. Ft. & Imps. Greenbriar Condo
Acct No.: 233860-6
Liber: 12419
Folio: 227
Assmt: \$132,000
Ass'd to: Kathleen Hoard

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15043

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

7925 MANDAN RD, GREENBELT, MD 20770

Phase Iii Unit 660 Apt T3 (res N Per Owner) 2,744.3500 Sq. Ft. & Imps. Greenbriar Condo
Acct No.: 233860-6
Liber: 12419
Folio: 227
Assmt: \$132,000
Ass'd to: Kathleen Hoard

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

LEGALS

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98040 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807023

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

Jose Lucio,
Bank of America, N.A., Lender,
PRLAP, Inc., Trustee,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 7806 BROOKLYN BRIDGE RD, LAUREL, MD 20707,

Admin Split/ res Fr 1049428 07 1.0000 Acres. & Imps.
Acct No.: 384481-8
Liber: 18737
Folio: 333
Assmt: \$150,860
Ass'd to: Jose Lucio

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15044

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

7806 BROOKLYN BRIDGE RD, LAUREL, MD 20707

Admin Split/ res Fr 1049428 07 1.0000 Acres. & Imps.
Acct No.: 384481-8
Liber: 18737
Folio: 333
Assmt: \$150,860
Ass'd to: Jose Lucio

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98041 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 719496

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

Mary Estelle Willoughby,
Shellie Rae Willoughby,
Thomas Miller Willoughby,
Irene Jerry Willoughby,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 3403 EASTERN AVE, MOUNT RAINIER, MD 20712,

6,953.0000 Sq. Ft. & Imps. Hariclif Lot 5 Blk A
Acct No.: 186359-6
Liber: 05374
Folio: 239
Assmt: \$130,533
Ass'd to: Mary E. and Shellie R. Willoughby, et. al.

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15045

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

3403 EASTERN AVE, MOUNT RAINIER, MD 20712

6,953.0000 Sq. Ft. & Imps. Hariclif Lot 5 Blk A
Acct No.: 186359-6
Liber: 05374

Folio: 239
Assmt: \$130,533
Ass'd to: Mary E. and Shellie R. Willoughby, et. al.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98042 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807018

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

Ethel M. Kingsberry,
City Federal Funding & Mortgage Corporation, Lender,
Robert J. Cerullo, Trustee,
Citifinancial, Inc., Lender,
Randy L. Sawyer, Trustee,
Wayne Wolfe, Trustee,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 3620 COPERVILLE WAY, FORT WASHINGTON, MD 20744,

9,750.0000 Sq. Ft. & Imps. Stonegate Lot 13 Blk N
Acct No.: 134212-0
Liber: 07822
Folio: 360
Assmt: \$218,660
Ass'd to: Ethel M. Kingsberry

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15046

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

3620 COPERVILLE WAY, FORT WASHINGTON, MD 20744

9,750.0000 Sq. Ft. & Imps. Stonegate Lot 13 Blk N
Acct No.: 134212-0
Liber: 07822
Folio: 360
Assmt: \$218,660
Ass'd to: Ethel M. Kingsberry

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98043 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807011

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

Norrosha Tate,
Bank of America, NA, Lender,
PRLAP, Inc., Trustee,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 3450 TOLEDO TER, HYATTSVILLE, MD 20782,

Unit 321 & Imps. Seville A Condo
Acct No.: 184547-8
Liber: 26951
Folio: 188
Assmt: \$79,333
Ass'd to: Norrosha Tate

Defendants

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

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

3450 TOLEDO TER, HYATTSVILLE, MD 20782

Unit 321 & Imps. Seville A Condo
Acct No.: 184547-8
Liber: 26951
Folio: 188
Assmt: \$79,333
Ass'd to: Norrosha Tate

LEGALS

CAE 10-15047

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

3450 TOLEDO TER, HYATTSVILLE, MD 20782

Unit 321 & Imps. Seville A Condo
Acct No.: 184547-8
Liber: 26951
Folio: 188
Assmt: \$79,333
Ass'd to: Norrosha Tate

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98044 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807008

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

vs. Plaintiff

Paul M. Stancil,
Madonna G. Stancil,
Associates Financial Services Company, Inc., Mortgagee,
Elite Funding Corporation Mortgagee,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 305 FARMHOUSE RD, ACCOKEEK, MD 20607,

21,838.0000 Sq. Ft. & Imps. Bellevue Estates Lot 2 Blk 1
Acct No.: 035576-8
Liber: 06192
Folio: 054
Assmt: \$238,293
Ass'd to: Madonna G. & Paul M. Stancil

Defendants

In the Circuit Court for Prince George's County, Maryland CAE 10-15048

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

305 FARMHOUSE RD, ACCOKEEK, MD 20607

21,838.0000 Sq. Ft. & Imps. Bellevue Estates Lot 2 Blk 1
Acct No.: 035576-8
Liber: 06192
Folio: 054
Assmt: \$238,293
Ass'd to: Madonna G. & Paul M. Stancil

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 2010, by the Circuit Court for Prince George's County;

ORDERED, that notice be

*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

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

98254 Estate No.84476 (6-10,6-17,6-24)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDON DAVIS

Notice is given that Gwendolyn L Davis, whose address is 13500 Alyssa Court, Brandywine, MD 20613, was on May 19, 2010 appointed personal representative of the small estate of Lindon Davis who died on May 30, 2009, with a will.

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

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

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

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

GWENDOLYN L DAVIS
Personal Representative

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

98247 Estate No. 84664 (6-10)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JULIUS CORNELL EMBREE
HALEY**

Notice is given that Christopher E Haley whose address is 8972 Congress Place, Landover, MD 20785, was on May 4, 2010 appointed personal representative of the small estate of Julius Cornell Embree, who died on April 9, 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 the 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.

CHRISTOPHER E HALEY
Personal Representative

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

98252 Estate No. 84452 (6-10)

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

98255 Estate No.84277 (6-10,6-17,6-24)

LEGALS

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 Estate No. 84668 (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 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

98246 Estate No. 84650 (6-10,6-17,6-24)

THE PRINCE GEORGE'S POST

EMAIL: BBOICE@PGPOST.COM

CALL 301-627-0900

FAX 301-627-6260

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**16005 PARTELL COURT
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Carolyn C. Eaglin dated November 24, 2003 and recorded in Liber 18938, Folio 295 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,000.00, and an original interest rate of 7.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 29, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$17,500.00 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

98225 (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
11491 Montgomery Road, Beltsville, Maryland 20705**

By virtue of the power and authority contained in a Deed of Trust from Melvin W Johnson, dated September 25, 2006, and recorded in Liber 26479 at folio 726 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 12:15 PM**

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

LOT NUMBERED ONE (1) IN BLOCK LETTERED "F" IN THE SUBDIVISION KNOWN AS "BIRMINGHAM ESTATES".

The property is improved by a dwelling.

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

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

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

98120 (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
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)

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
25 Sultan Avenue, Capitol Heights, Maryland 20743**

By virtue of the power and authority contained in a Deed of Trust from Adebola Kunrunmi, dated August 19, 2005, and recorded in Liber 23802 at folio 409 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 14, 2010
AT 12:30 PM**

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

BEING KNOWN AND DESIGNATED AS LOTS FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), IN BLOCK NUMBERED (8), IN A SUBDIVISION KNOWN AS "OTWAY B. ZANTZINGER'S SUBDIVISION OF CAPITOL 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 \$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 AND AARON D. NEAL**

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

98067 (5-27,6-3,6-10)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

**Improved by premises known as
8669 Greenbelt Road, Unit 102, Greenbelt, Maryland 20770**

By virtue of the power and authority contained in a Deed of Trust from Jonathan Soriano, dated March 22, 2006, and recorded in Liber 24930 at folio 442 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 18, 2010
AT 12:24 PM**

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

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

The property is improved by a dwelling.

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

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

98123 (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

**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)

THE PRINCE GEORGE'S POST

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

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 13, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, July 13, 2010 the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M.

CB-7-2010 - (SUBDIVISION BILL) – AN ACT CONCERNING VALIDITY PERIODS FOR PRELIMINARY PLANS OF SUBDIVISION for the purpose of temporarily suspending or tolling the validity periods of all approved applications for Preliminary Plans of Subdivision that were in a valid status as of January 1, 2010.

CB-26-2010 (SUBDIVISION BILL) – AN ACT CONCERNING GREEN INFRASTRUCTURE PLAN IMPLEMENTATION for the purpose of updating the overall ordinance; amending the process for requesting impacts to regulated areas to apply countywide; clarifying the definition of regulated streams and their associated buffers; amending submittal requirements for minor, major and conservation subdivisions; and implementing the recommendations of the Countywide Green Infrastructure Functional Master Plan, approved June 14, 2005.

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

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

Attest: Redis C. Floyd
Clerk of the Council

98211 (6-10)

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
UPPER MARLBORO, MARYLAND

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

10:00 a.m.

Appointment of the following individuals to the Citizen Complaint Oversight Panel for Prince George's County:

- | | |
|------------------------|--|
| Mr. Johnny B. Baker | Appointment
Replacing: Mr. William Simpson
Term Expiring: 8/1/2013 |
| Ms. Vernell Richardson | Appointment
Replacing: Mr. Ron Fisher
Term Expiring: 1/8/2014 |

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 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

98209 (6-10)

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
S10-015	Drug Screening Services "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/21/2010 @ 3:00 p.m.	\$5.50
*S10-084	Landscaping Services – RESTRICTED TO CERTIFIED MBE'S "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/16/10 @ 3:00 p.m.	\$5.50
C09-076	Dress Uniforms (Fire/EMS Department) "EXTENDED"	Pre-Bid Conference: Occurred Opens: 6/25/10 @ 3:00 p.m.	\$5.50
S09-055	Inmate Medical Services "EXTENDED"	Pre-Proposal Conference: Occurred Closes: 7/8/10 at 3:00 p.m.	\$5.50
S10-092	Fuel Site Inspection, Maintenance & Repair	Pre-Bid Conference: 6/29/10 @ 10 a.m. Opens: 7/13/10 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—By Authority Of—
JACK B. JOHNSON
County Executive

98226 (6-10)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 22, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

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

10:00 a.m.

Appointment of the following individuals to the Commission for Women for Prince George's County:

- | | |
|-----------------------------|--|
| Dr. Rita L. Robinson | Appointment
Replacing: Ms. Yvonne Walker
Term Expiring: 5/1/2011 |
| Ms. Lynn Baldwin | Reappointment
Term Expiring: 5/1/2013 |
| Ms. Penelope Guzman Mendoza | Reappointment
Term Expiring: 5/1/2012 |
| Ms. Linda Johnson Thomas | Reappointment
Term Expiring: 5/1/2013 |
| Ms. Amanda C. Welch | Reappointment
Term Expiring: 5/1/3013 |
| Ms. Agnes Diane Williams | Reappointment
Term Expiring: 5/1/2013 |

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 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

98208 (6-10)

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 22, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

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

10:00 a.m.

Appointment of the following individuals to the Commission for Children, Youth and Families for Prince George's County:

- | | |
|-----------------------------|---|
| Mr. Joseph D. Pruden, Jr. | Appointment/Citizen Member
Replacing: John Coursey
Term Expiration: 12/1/2010 |
| Ms. Rhonda V. Hanson | Reappointment/Citizen Member
Term Expiration: 12/1/2009 |
| Major Norma J. Hatot | Reappointment/Citizen Member
Term Expiration: 12/1/2012 |
| Reverend Robert E. Lee, Jr. | Reappointment/Citizen Member
Chairman
Term Expiration: 12/1/2012 |

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 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

98210 (6-10)

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774**, for the proposed **Replacement of Bridges, Nos. P0482 & P0498 Fenno Road Over Mataponi Creek Contract No. 842-H (C)** will be received until **Friday, July 2, 2010, at 10:00 am** local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Two Hundred Fifty Dollars (\$250.00) will be charged for the purchase of plans and contract documents, which are available for review on Tuesday, June 1, 2010, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of bid documents and must be made for the exact amount payable to Prince George's County Government.

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

QUANTITY	UNIT	DESCRIPTION
1	LS	Clearing and Grubbing
1	LS	Engineer's Office Type A
1	LS	Maintenance of Traffic
1	LS	Mobilization
1	LS	Maintenance Of Stream Flow For Bridge P0482
1	LS	Maintenance Of Stream Flow For Bridge P0498
1	LS	Removal of Existing Structure For Bridge P0482
1	LS	Removal of Existing Structure For Bridge P0498
330	CY	Structure Excavation For Bridge P0482 (Class 3)
200	CY	Structure Excavation For Bridge P0498 (Class 3)
708	LF	Steel Fourteen Inch (14") Dia. Pipe Piles For Bridge P0482
546	LF	Steel Fourteen Inch (14") Dia. Pipe Piles For Bridge P0498
1	LS	Footing Concrete For Bridge P0482
1	LS	Footing Concrete For Bridge P0498
1	LS	Substructure Concrete For Bridge P0482
1	LS	Substructure Concrete For Bridge P0498

LEGALS

1	LS	Prefabricated Superstructure P0484
1	LS	Prefabricated Superstructure P0498
222	SY	Four Inch (4") Base Course Using Graded Aggregate
40	TON	Hot Mix Asphalt Superpave 19.0 mm, for Base PG 64-22, Level 2
240	TON	Hot Mix Asphalt Superpave 9.5 mm, for Surface Course PG 64-22, Level 2
620	LF	Galvanized Traffic Barrier W Beam

3. Proposals must be on the form provided with the specifications shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked **"Replacement of Bridges, Nos. P0482 & P0498 Fenno Road Over Mataponi Creek"**.

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on June 17, 2010, at 2:00 p.m. local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

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

98066 (5-27,6-3,6-10)

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)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND
**SITTING AS THE DISTRICT COUNCIL
NOTICE OF PUBLIC HEARING**

**NOTICE
OF REVISORY PETITION HEARING**

SMA REVISORY PETITION FOR GLENN DALE-SEABROOK-LANHAM & VICINITY SECTOR PLAN AND SECTIONAL MAP AMENDMENT (CR-21-2010) LANHAM DEVELOPMENT GROUP, LLC., PETITIONERS
Hearing on the above referenced zoning matter is scheduled on:

TUESDAY, JUNE 15, 2010
10:00 A.M.

COUNTY COUNCIL HEARING ROOM – FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772

Testimony at the hearing will be limited to the facts and evidence contained within the record. Argument will be limited to fifteen (15) minutes for proponents and opponents. There will also be a five (5) minute rebuttal for each side if necessary.

Please note that free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. If you have any questions, please contact the Clerk's office at (301) 952-3600, TDD-(301) 925-5167.

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

Attest: Redis C. Floyd
Clerk of the Council

98111 (6-3,6-10)

NOTICE

IN THE MATTER OF:
JOSHUA ANDREW ESTWICK

FOR THE CHANGE OF NAME TO:
JOSHUA ANDREW GIBSON

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-15679**

A Petition has been filed to change the name of JOSHUA ANDREW ESTWICK to JOSHUA ANDREW GIBSON.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
98189 (6-10)

NOTICE

IN THE MATTER OF:
JOSEPH CARINE DEMPSEY

FOR THE CHANGE OF NAME TO:
JOSEPH CARINE ALSTON

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-36310**

A Petition has been filed to change the name of JOSEPH CARINE DEMPSEY to JOSEPH CARINE ALSTON.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
98186 (6-10)

NOTICE

IN THE MATTER OF:
DANIEL FOMBU ASAHA-SAMA

FOR THE CHANGE OF NAME TO:
DANIEL ASAHA-SAMA FOMBU

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-14887**

A Petition has been filed to change the name of DANIEL FOMBU ASAHA-SAMA to DANIEL ASAHA-SAMA FOMBU.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
98188 (6-10)

NOTICE

IN THE MATTER OF:
DIEGO SOTELO

FOR THE CHANGE OF NAME TO:
DIEGO REYES GARCIA

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-14914**

A Petition has been filed to change the name of DIEGO SOTELO to DIEGO REYES GARCIA.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
98185 (6-10)

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.
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. CAE 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.
James Streett Bevard
Margaret C. Bevard
Myong Hwa Bevard
12604 Crimson Court
Bowie, MD 20715

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-41195**

Notice is hereby given this 20th 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 21st 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 21st day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$308,273.69. The property sold herein is known as 12604 Crimson Court, Bowie, MD 20715.

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

True Copy—Test:
Peggy Magee, Clerk

98083 (5-27,6-3,6-10)

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 Jutzuy
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)

NOTICE

IN THE MATTER OF:
**STEVEN MARC FREDERICK
HILL JR**

FOR THE CHANGE OF
NAME TO:
DEREK JAYSON MITCHELL

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-15628**

A Petition has been filed to change the name of STEVEN MARC FREDERICK HILL JR to DEREK JAYSON MITCHELL.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

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

98182 (6-10)

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.
Ellen M. Holder
Jess I. Holder
3510 Church Road
Bowie, MD 20721

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-03734**

Notice is hereby given this 20th 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 21st 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 21st day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$196,974.85. The property sold herein is known as 3510 Church Road, Bowie, MD 20721.

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

True Copy—Test:
Peggy Magee, Clerk

98082 (5-27,6-3,6-10)

NOTICE

MARTIN L. GOOZMAN and
JEFFREY W. BERNSTEIN
Substitute Trustees

Plaintiffs

vs.
THEODORE PINDELL
and
SHARON PINDELL

Defendants

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

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

The report states the amount of the sale to be \$240,000.00.

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

True Copy—Test:
Peggy Magee, Clerk

98194 (6-10,6-17,6-24)

Mooring Tax Asset Group, LLC
Certificate No.: 807002

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.
Sherry L. Smith,
Library of Congress Federal Credit
Union, Lender,
Michael A. Perry, Trustee,
Resmae Mortgage Corporation,
Lender,
Lenders First Choice (ITC), Trustee,
Mortgage Electronic Registration
Systems, Inc., Nominee Beneficiary,
Prince George's County, Maryland

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-15051**

All other persons having or claiming to have an interest in 15608 WISTAR PL, BRANDYWINE, MD 20613,

1,300.0000 Sq. Ft. & Imps.
Mckendree Village- Lot 36 Blk D
Acct No.: 324088-4
Liber: 19312
Folio: 458
Assmt: \$208,230
Ass'd to: Sherry L. Smith

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CAE 10-15051**

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

15608 WISTAR PL, BRANDY-
WINE, MD 20613

1,300.0000 Sq. Ft. & Imps.
Mckendree Village- Lot 36 Blk D
Acct No.: 324088-4
Liber: 19312
Folio: 458
Assmt: \$208,230
Ass'd to: Sherry L. Smith

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclos-

LEGALS

ing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98048 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807001

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.
Nokama Smith f/k/a Nokama
Jackson,
Household Finance Corporation,
III, Lender,
Mortgage Two Corporation, a
Delaware Corporation, Trustee,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 8806 JUNALUSKA TER, CLINTON, MD 20735,

16,016.0000 Sq. Ft. & Imps. Clinton
View- Lot 57 Blk A
Acct No.: 097660-5
Liber: 11228
Folio: 146
Assmt: \$263,810
Ass'd to: Nokama J. Smith

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CAE 10-15052**

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

8806 JUNALUSKA TER, CLIN-
TON, MD 20735

16,016.0000 Sq. Ft. & Imps. Clinton
View- Lot 57 Blk A
Acct No.: 097660-5
Liber: 11228
Folio: 146
Assmt: \$263,810
Ass'd to: Nokama J. Smith

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98049 (5-27,6-3,6-10)

**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

IN THE MATTER OF:
SHAFALI NOHRIA

FOR THE CHANGE OF
NAME TO:
SHAFALI YELISHALA

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-14450**

A Petition has been filed to change the name of SHAFALI NOHRIA to SHAFALI YELISHALA.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

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

98192 (6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 806997

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.

Gregory A. Wallace,
Valencia Martin Wallace,
Wachovia Bank, NA, Lender,
Trste, Inc., Trustee,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 7716 HANOVER PKW, GREENBELT, MD 20770,

Unit 1193
2,829.1100 Sq. Ft. & Imps
Greenbriar Condo
Acct No.: 239649-7
Liber: 09235
Folio: 262
Assmt: \$149,333
Ass'd to: Valencia M. & Gregory A. Wallace

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CAE 10-15053**

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

7716 HANOVER PKW, GREEN-
BELT, MD 20770

Unit 1193
2,829.1100 Sq. Ft. & Imps
Greenbriar Condo
Acct No.: 239649-7
Liber: 09235
Folio: 262
Assmt: \$149,333
Ass'd to: Valencia M. & Gregory A. Wallace

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98050 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 807016

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.

Van Powers,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 6508 AUBURN AVE, RIVERDALE, MD 20737,

S 117 Ft Of N 127 Ft Of Lots 7.8.9 Ex
4680 Sq Ft 29,685.0000 Sq. Ft. &
Imps. Wildercroft Blk F
Acct No.: 216853-2
Liber: 20766
Folio: 269
Assmt: \$251,063
Ass'd to: Van Powers

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CAE 10-15054**

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

6508 AUBURN AVE, RIVERDALE,
MD 20737

S 117 Ft Of N 127 Ft Of Lots 7.8.9 Ex
4680 Sq Ft 29,685.0000 Sq. Ft. &
Imps. Wildercroft Blk F
Acct No.: 216853-2
Liber: 20766
Folio: 269
Assmt: \$251,063
Ass'd to: Van Powers

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this

LEGALS

Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98051 (5-27,6-3,6-10)

Mooring Tax Asset Group, LLC
Certificate No.: 806998

ORDER OF PUBLICATION

Mooring Tax Asset Group, LLC
c/o William W. Waller, Esquire
8614 Westwood Center Drive,
Ste. 500
Vienna, VA 22182
(703) 917-0707

Plaintiff

vs.

Thomas M. Willoughby,
Irene J. Willoughby,
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in 4306 30TH ST, MOUNT RAINIER, MD 20712,
7,500.0000 Sq. Ft. & Imps. Mt
Rainier- Lot 20 Blk 2
Acct No.: 198056-4
Liber: 04438
Folio: 499
Assmt: \$165,463
Ass'd to: Irene J. & Thomas M. Willoughby

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CAE 10-15055**

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

4306 30TH ST, MOUNT RAINIER,
MD 20712

7,500.0000 Sq. Ft. & Imps. Mt
Rainier- Lot 20 Blk 2
Acct No.: 198056-4
Liber: 04438
Folio: 499
Assmt: \$165,463
Ass'd to: Irene J. & Thomas M. Willoughby

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 25th day of May, 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 a newspaper having a general circulation in Prince George's County, once a week for three successive weeks, before the 18th day of June, 2010, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2010, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Peggy Magee, Clerk

98063 (5-27,6-3,6-10)

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
1709 Taylor Avenue, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Margarito Avelar Gutierrez aka Margarito Avelar Gutierrez, dated February 1, 2006, and recorded in Liber 25093 at folio 058 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 14, 2010
AT 12:27 PM**

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

LOT NUMBERED THIRTY-THREE (33) IN BLOCK LETTERED "M" IN THE SUBDIVISION KNOWN AS "PLAT THREE, SECTION TWO, FOREST KNOLLS".

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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

98061 (5-27,6-3,6-10)

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
**1043 Treeland Way, Unit 910, Upper Marlboro, Maryland
20774**

By virtue of the power and authority contained in a Deed of Trust from John Howard White aka John H. White and Marie N. Pierre-White aka Marie Nancy Pierre-White, dated August 16, 2007, and recorded in Liber 28738 at folio 231 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 12:21 PM**

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

BEING KNOWN AND DESIGNATED AS UNIT 910, PHASE 9, IN THE CONDOMINIUM REGIME KNOWN AS "CONDOMINIUM PLAT PHASE 9, WATKINS PLACE SECTION ONE 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 \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98219 (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
5704 Sweetway Terrace, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Terrance Keith Jackson, dated February 16, 2007, and recorded in Liber 28113, and re-recorded in 30505 at folio 658, and re-recorded at 253 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 14, 2010
AT 12:12 PM**

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

LOT NUMBERED 43 IN THE PHASE SIX BUILDING 4A, BROOK-SQUARE CONDOMINIUM.

The property is improved by a dwelling.

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

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

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

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

98056 (5-27,6-3,6-10)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

Improved by premises known as
2804 Hornbeam Court, Glenarden, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Ayodeji O Ayotunde, dated November 27, 2006, and recorded in Liber 26676 at folio 503 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 14, 2010
AT 12:03 PM**

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

LOT NUMBERED FORTY-SEVEN (47) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "FROST SUBDIVISION, PLAT 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 \$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 8.45% 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

98053 (5-27,6-3,6-10)

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
**7220 Wood Hollow Terrace, Bldg 8, Unit 7220,
Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Audrey J Haynie and Lamothe Haynie, dated September 29, 2006, and recorded in Liber 27624 at folio 248 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 12:00 NOON**

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

HOUSING UNIT NUMBERED 7220 WOOD HOLLOW TERRACE, IN BUILDING NO. 8 IN "ROSDALE ESTATES 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, 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

98221 (6-10,6-17,6-24)

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.

Winston Wilson
8633 Fulton Avenue
Glenarden, MD 20706

Defendant

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

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. CAE 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. CAE 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)

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. CAE 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.

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. CAE 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

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. CAE 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.

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. CAE 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.

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. CAE 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.

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

Defendant

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

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. CAE 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

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. CAE 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.

Margie Green
2507B Kent Town Place
Hyattsville, MD 20785

Defendant

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDNA MARIAH FORD

Notice is given that Desrae M. A. Boone, whose address is 7912 Tyler Street, Glenarden, MD 20706, was on April 23, 2010 appointed personal representative of the small estate of Edna Mariah Ford who died on January 1, 2010 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file 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.

DESRAE M. A. BOONE
Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VELEDA ANISE MASON

Notice is given that Shirley A. Mason whose address is 1330 Palmer Road, Fort Washington, MD 20744, was on May 12, 2010 appointed personal representative of the small estate of Velenda Anise Mason, who died on April 5, 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.

SHIRLEY A. MASON
Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIE BEATRICE WARREN

Notice is given that Patricia Davis whose address is 2901 Allison Street #4, Mt Rainier, MD 20712, was on May 4, 2010 appointed personal representative of the small estate of Willie Beatrice Warren, who died on September 9, 2008, without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills 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.

PATRICIA A. DAVIS
Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HORACE JAMES COOK

Notice is given that Darryl A. Cook whose address is 19 Quire Avenue, Capitol Heights, MD 20743, was on May 26, 2010 appointed personal representative of the small estate of Horace James Cook, who died on February 5, 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.

DARRYL A. COOK
Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLYDE R THOMAS

Notice is given that Victoria Banks whose address is 2220 Shadyside Ave., Suitland, MD 20784, was on May 18, 2010 appointed personal representative of the small estate of Clyde R. Thomas, who died on January 18, 2010, without a will.

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**

**13158 RIPON PLACE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Lorna J. Campbell dated August 31, 1995 and recorded in Liber 10332, Folio 72 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$127,000.00, and an original interest rate of 7.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 29, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$12,000.00 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

98265 (6-10,6-17,6-24)

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

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

**14206 GREENVIEW DRIVE
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust from Michael A. Fanning dated December 8, 2006 and recorded in Liber 26695, Folio 83 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$334,400.00, and an original interest rate of 4.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 29, 2010 AT 11:00 AM.**

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

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

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

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

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

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

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

98267 (6-10,6-17,6-24)

The Prince George's Post Newspaper

Call 301-627-0900

or

Fax 301-627-6260

Have a Very Safe Weekend And Remember, Don't Drink and Drive!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**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)

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

**3913 NICHOLSON STREET
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Eric L. Hickerson and Belva D. Hickerson dated December 26, 2006 and recorded in Liber 27884, Folio 79 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,000.00, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

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

98172 (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

**9304 LYNNMONT 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)

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6120 ALPINE STREET
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Hazel L. Wade dated June 19, 2007 and recorded in Liber 28290, Folio 528 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$131,000.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 8, 2010 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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

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

98019 (5-20,5-27,6-3)

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

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

**JUNE 18, 2010
AT 12:36 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

98126 (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
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

**JUNE 18, 2010
AT 12:39 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 \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98127 (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
13001 Brice Court, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Patricia B Pope, dated April 30, 2007, and recorded in Liber 28015 at folio 586 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 28, 2010
AT 12:03 PM**

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

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

The property is improved by a dwelling.

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

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

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

98222 (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
2221 Jameson Street, Temple Hills, Maryland 20748**

By virtue of the power and authority contained in a Deed of Trust from Jose Salazar aka Jose Israel Salazar, dated November 1, 2006, and recorded in Liber 26520 at folio 270 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 18, 2010
AT 12:51 PM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FOURTEEN (14) IN BLOCK NUMBERED THREE (3) IN A SUBDIVISION KNOWN AS "HILLCREST HEIGHTS".

The property is improved by a dwelling.

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

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

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

98130 (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
15701 Atlantis Drive, Bowie, Maryland 20716**

By virtue of the power and authority contained in a Deed of Trust from Beverlie Burke, dated November 21, 2006, and recorded in Liber 26711 at folio 530 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 18, 2010
AT 12:54 PM**

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

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

98131 (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

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
JS1GT76A652101810

2003 Kawasaki
JKAZX9B133A008549

Auctioning for Free State Cycles

2008 Suzuki
JS1GX72A082107780

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

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

Substitute Trustees,
Plaintiffs

Maribel V. Preston
Charles E. Preston
2301 Wagon Wheel Court
Fort Washington, MD 20744

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-41516**

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

The Report of Sale states the amount of the foreclosure sale price to be \$150,000.00. The property sold herein is known as 2301 Wagon Wheel Court, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98072 (5-27,6-3,6-10)

MECHANIC'S LIEN PUBLIC AUCTION SALE

In accordance and by virtue of Commercial Law, Sections 16-202, 16-203 and 16-207, of the Maryland Annotated Code. The undersigned 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 11th, 2010:

Ameri Benz Auto Service, LLC,
4507 Upshur Street
Bladensburg, MD 20710

1. 1987 Mercedes Benz, 4 Door,
VIN # WDBCB25D4HA325902

2. 1999 Mercedes Benz, 4 Door,
VIN # 4JGAB72E2XA077856

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

98113 (6-3,6-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

Laverne E. Allen
1703 Village Green Drive Unit #Z28
Hyattsville, MD 20785

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-00194**

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

The Report of Sale states the amount of the foreclosure sale price to be \$46,337.50. The property sold herein is known as 1703 Village Green Drive Unit #Z28, Hyattsville, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98078 (5-27,6-3,6-10)

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

**In the Matter of:
MAYA Z. BROWN, Minor**

Guardianship No. GD-010006

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **MAYA Z BROWN** an infant female born on May 12, 1996 at Prince George's Hospital, Cheverly, MD to Sharon M Henderson and Father Unknown, having been filed, it is this 13th day of May, 2010.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 19th day of July, 2010, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

98070 (5-27,6-3,6-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

Victor K. Gasch
8607 Cunningham Drive
Berwyn Heights, MD 20740

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-41514**

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

The Report of Sale states the amount of the foreclosure sale price to be \$289,101.44. The property sold herein is known as 8607 Cunningham Drive, Berwyn Heights, MD 20740.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
98073 (5-27,6-3,6-10)

ORDER OF PUBLICATION

RANDOLPH N. BENNETT
Plaintiff

vs.

MOHAMMED TAQUIDDIN
ABDUL KARIM NAZARY
WILLIAM D. MULLINS
JANE G. MULLINS
ROBERT C. MULLINS
WILLIAM V. MEYERS
ROBERT H. ROSENBAUM
PRINCE GEORGE'S COUNTY,
MARYLAND

Defendants

And all unknown owners of the property described below, the unknown owners' heirs, devisees, and personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have an interest in said property which is described as:

(1 AC PER SUR TRS 2008), 48,795.0000 SQ. FT. & IMPS., ASSMT \$675,532 MAP 132 GRID D1 PAR 21 LIB 25774 FL 485, AND ASSESSED TO TAQUIDDIN, MAHAMMED ET AL, AKA TAQUIDDIN, MOHAMMED ET AL., BEING 11504 OLD FORT ROAD, FORT WASHINGTON, MD 20744, PROPERTY TAX ID 05-0307926

**In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 10-15350**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the Property described above, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff herein.

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

It is thereupon this 25th day of May, 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 once a week, for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 27th

day of July, 2010, and redeem the Property described above 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 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
98069 (5-27,6-3,6-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

Drapher A. Pagan
Lolita Jackmon
14104 Chivas Circle
Laurel, MD 20707

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-04535**

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

The Report of Sale states the amount of the foreclosure sale price to be \$419,380.42. The property sold herein is known as 14104 Chivas Circle, Laurel, MD 20707.

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

True Copy—Test:
Peggy Magee, Clerk
98076 (5-27,6-3,6-10)

NOTICE

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

Plaintiffs

vs.

Darlene D Alazi and
Jimmy Alazi

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-37235**

ORDERED, this 21st day of May, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8807 Della Lane, 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 21st 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 21st day of June, 2010, next.

The report states the amount of sale to be \$288,150.00.

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

True Copy—Test:
Peggy Magee, Clerk
98077 (5-27,6-3,6-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

Rodolmiro Ceron
Gelmar Arnoldo Rosales
7403 Allison Street
Hyattsville, MD 20784

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-29159**

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

The Report of Sale states the amount of the foreclosure sale price to be \$137,250.00. The property sold herein is known as 7403 Allison Street, Hyattsville, MD 20784.

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

True Copy—Test:
Peggy Magee, Clerk
98074 (5-27,6-3,6-10)

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.

Maria M. Ferrufino
Jose M. Ferrufino
4409 John Street
Suitland, MD 20746

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02572**

Notice is hereby given this 20th 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 21st 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 21st day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$401,448.83. The property sold herein is known as 4409 John Street, Suitland, MD 20746.

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

True Copy—Test:
Peggy Magee, Clerk
98079 (5-27,6-3,6-10)

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.

Pauline T. Nisbeth
8699 Greenbelt Road Unit #T1
Greenbelt, MD 20770

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-03757**

Notice is hereby given this 20th 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 21st 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 21st day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$170,733.40. The property sold herein is known as 8699 Greenbelt Road Unit #T1, Greenbelt, MD 20770.

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

True Copy—Test:
Peggy Magee, Clerk
98080 (5-27,6-3,6-10)

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.

Alejandro Jimenez
Ana Cecilia Jimenez
4619 Burlington Road
Hyattsville, MD 20781

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-33088**

Notice is hereby given this 20th 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 21st 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 21st day of June, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$341,342.96. The property sold herein is known as 4619 Burlington Road, Hyattsville, MD 20781.

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

True Copy—Test:
Peggy Magee, Clerk
98081 (5-27,6-3,6-10)

NOTICE

IN THE MATTER OF:
HARIMAYA PRADHAN

FOR THE CHANGE OF
NAME TO:
MEGHA PRADHAN

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-14883**

A Petition has been filed to change the name of HARIMAYA PRADHAN to MEGHA PRADHAN.

The latest day by which an objection to the Petition may be filed is July 12, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
98191 (6-10)

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

**3435 WOOD CREEK DRIVE
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Ashawna Underdue and Raymond Underdue dated December 20, 2006 and recorded in Liber 26972, Folio 715 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,400.00, and an original interest rate of 7.400, 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 15, 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 \$26,500.00 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

98107 (5-27,6-3,6-10)

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
6898 Hawthorne Street, Landover, Maryland 20785**

By virtue of the power and authority contained in a Deed of Trust from Tiffany C Price and Lonzo Pickett, dated June 25, 2007, and recorded in Liber 28263 at folio 007 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**JUNE 14, 2010
AT 12:18 PM**

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

UNIT 6898, IN A HORIZONTAL CONDOMINIUM REGIME ENTITLED "HIGHLAND CONDOMINIUM AT LANDOVER STATION".

The property is improved by a dwelling.

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

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

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*